



# Minutes of the Planning Committee Meeting held on

Tuesday 7<sup>th</sup> July 2020 19:00

13

held virtually

**Councillors present:** Cllrs Bamisile, Cook, Moss, Orimongunje, and Saunders

**Councillors absent:** Cllr Khan

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

PL20/039	<p><b>Agree to elect the Chair of the planning Committee</b> It was proposed by Cllr Cook to elect Cllr Saunders to be Chair, this was seconded by Cllr Moss Cllr Saunders has agreed to take on the role for 6 months, the role then to be reconsidered and Cllr Cook possibly stepping into this role then.</p>						
PL20/040	<p><b>Agree to elect the Vice-Chairman of the Planning Committee</b> It was proposed by Cllr Saunders for Cllr Cook to be elected as Vice-Chair, this was seconded by Cllr Moss. Cllr Cook will look to take on the role of Chair later in the year as is concentrating on other things within the community for WGTC.</p>						
PL20/041	<p><b>Apologies for absence</b> Cllr Aiyeola – personal Cllr Riaz – work 19:06 Cllr Orimongunje joined the meeting</p>						
PL20/042	<p><b>Declaration of Interest on any matter on the agenda –</b> Cllr Saunders advised that knew the applicant in capacity of a former councilor for the following application 20/01043/FUL 22 Moon Street Wolverton, however, this was not deemed to be a pecuniary interest</p>						
PL20/043	<p><b>Minutes of the meeting held 2<sup>nd</sup> June 2020</b> It was <b>RESOLVED</b> to approve the minutes of the meeting held on 2<sup>nd</sup> June 2020 as a true and correct record once item PL20/010 had been amended to include “that the windows of the Gables, should not be blocked should any residents come back”</p>						
PL20/044	<p><b>Public Questions -</b> no public questions were received</p>						
PL20/045	<p><b>Planning Applications</b> <b>20/01258/LBC Trinity House, 2 Watermill Lane, Wolverton Mill, Milton Keynes, MK12</b> <b>5PR Listed building consent to undertake internal alterations, replace an existing external door and add 3 conservation rooflights to the existing single storey element</b></p> <table border="1" data-bbox="231 1422 1540 1534"> <tr> <td data-bbox="231 1422 917 1534"><b>NO OBJECTION</b></td> <td data-bbox="917 1422 1540 1534">Wolverton and Greenleys Town Council Make <b>NO OBJECTION</b> to the proposed development for the reasons given below.</td> </tr> </table> <table border="1" data-bbox="231 1556 1540 1803"> <tr> <td data-bbox="231 1556 454 1601">Related Policy</td> <td data-bbox="454 1556 1540 1601"></td> </tr> <tr> <td data-bbox="231 1601 454 1803">HE1</td> <td data-bbox="454 1601 1540 1803"> <p><b>Comments:</b> Background to app, they previously applied in April 2019, 19/00568/LBC for internal alterations including new kitchen and WC/utility. Replacement of some existing windows and doors, installation of new rooflights and one additional new window. WGTC advised they had NO OBJECTION however, the Conservation Officer (CO) officer objected, and the app was withdrawn specifics were against</p> </td> </tr> </table>	<b>NO OBJECTION</b>	Wolverton and Greenleys Town Council Make <b>NO OBJECTION</b> to the proposed development for the reasons given below.	Related Policy		HE1	<p><b>Comments:</b> Background to app, they previously applied in April 2019, 19/00568/LBC for internal alterations including new kitchen and WC/utility. Replacement of some existing windows and doors, installation of new rooflights and one additional new window. WGTC advised they had NO OBJECTION however, the Conservation Officer (CO) officer objected, and the app was withdrawn specifics were against</p>
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	the implementation of the windows which were against policy HE1. The applicant has now been in touch with CO and has redesigned the proposal to reflect the requirements as set out with his suggestions
HE1 A	<p><b>Condition. Heritage and development- A.</b> Proposals will be supported where they sustain and, where possible, enhance the significance of heritage assets which are recognised as being of historic, archaeological, architectural, artistic, landscape or townscape significance. These heritage assets Include: Listed Buildings.</p> <p><b>Comments:</b> The newly amended proposal has taken into the consideration the suggestions put forward by the Conservation Officer The proposal seeks to sustain, enhance and promote the significant heritage assets of the listed building</p>
HE1 G:1, 2,3,4	<p>G. In assessing any potential harm or enhancement to the significance of a heritage asset(s) the following will be considered:</p> <ol style="list-style-type: none"> <li>1. Avoiding successive small-scale changes that lead to a cumulative loss or harm to the significance of the asset or historic environment.</li> <li>2. Respecting the character, appearance, special interest and setting of the asset and historic environment.</li> <li>3. Retaining architectural or historic features which are important to the character and appearance of the asset (including internal features) in an unaltered state; and</li> <li>4. Retaining the historic form and structural integrity of the asset.</li> </ol> <p><b>Comments</b> The design and access statement and supporting evidence are able to identify the changes that are proposed which respect the asset and work in its favour</p>
D1	<p><b>Condition: Designing a high-quality place</b> Development proposals will be permitted if they meet the following objectives/principles:</p> <ol style="list-style-type: none"> <li>1. The development proposals as a whole respond appropriately to the site and surrounding context</li> </ol> <p><b>Comments:</b> The applicant proposal relates well to the surrounding environment and is respectful within the character of the area.</p>
D2	<p><b>Condition. Creating a positive Character</b> - Development proposals will be permitted if they meet the following objectives/principles:</p> <ol style="list-style-type: none"> <li>1. The layout, massing/scale, boundary treatments and landscaping of a development and appearance of buildings exhibit a positive character or sense of place for development.</li> <li>2. The character of the development is locally inspired where appropriate (for example in or adjacent to conservation areas, or in existing areas with a strong positive character).</li> <li>3. The proposal relates well to and enhances the surrounding environment, allowing for visual interest within the area</li> <li>4. The design allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area.</li> </ol> <p><b>Comments:</b> The applicant proposals help to maintain a positive character to the area and is respectful in retaining the features within the area</p>
D3	<p><b>Condition: Design of Building</b></p> <ol style="list-style-type: none"> <li>1. The appearance of the building contributes to the enhancement or creation of a positive character for the development or of a particular character area for larger developments.</li> </ol> <p><b>Comments:</b></p>

	<b>DS5</b>	<p><b>Condition: Open Countryside</b> B. Limited extensions or ancillary structures to existing buildings situated in the open countryside are acceptable in principle, provided that their scale and visual impact do not have a detrimental impact on the open character of the countryside</p> <p><b>Comments:</b> The proposal is supported by the above policy in that its scale does not compromise external views and is fitting in the scheme of the building</p>
<b>PL20/046</b>	<b>20/01252/FUL Unit 30 Walker Avenue Wolverton Mill Milton Keynes MK12 5TW Alterations to fenestration</b>	
	<b>OBJECT</b>	Wolverton and Greenleys Town Council <b>OBJECT</b> to the proposed development for the reasons given below.
Related Policy		
	<p>Background to this application is that the building is part of the industrial area set originally within Wolverton Mill. WGTC previously raised strong objections to change of use from B1 to C3 because it does not follow MKC own policies DS3:2 and CC2:2, however permitted development supersedes what planning officers would like to do this in this instance. This applicant is also appealing against refusal for change of Use from Office (Use Class B1a) to 7x1 bedroom dwellings (Use Class C3) which is confusing as it has been permitted.</p> <p>Having visited the site prior to lockdown, I believe that these works have already commenced</p>	
<b>D1 OBJECT</b>	<p><b>Condition. Creating a positive Character</b> - Development proposals will be permitted if they meet the following objectives/principles:</p> <ol style="list-style-type: none"> <li>1. The layout, massing/scale, boundary treatments and landscaping of a development and appearance of buildings exhibit a positive character or sense of place for development.</li> <li>2. The character of the development is locally inspired where appropriate (for example in or adjacent to conservation areas, or in existing areas with a strong positive character).</li> <li>3. The proposal relates well to and enhances the surrounding environment, allowing for visual interest within the area</li> <li>4. The design allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area.</li> </ol> <p><b>Comments:</b> Whilst the applicant proposals are very detailed, we cannot support something that we have previously raised strong objections to. As such it does not relates well to the surrounding environment and does not respect the character of the area, which use is meant as industrial area. The changes proposed would look out of keeping with the rest of the building</p>	
NPPF 2:7	<p><b>Condition: Achieving sustainable Development</b> Development that meets the needs of the present without compromising the ability of future generations to meet their own needs</p> <p><b>Comments:</b> A report conducted called the Raynesford Review noted the impact that these types of development would have in the developing underclass as a result of building in blocks formerly used for industrial or office use is a concern on these types of development going forward. With MK having its 5yHLS there is no need for these types of proposals to be given the go ahead and as such they are looking to bring in an article 4 directive to preserve much needed office/business areas</p>	

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	<b>D3 NO OBJECTION</b>	<b>Condition: Design of Building</b> 1. The appearance of the building contributes to the enhancement or creation of a positive character for the development or of a particular character area for larger developments. 6. 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. <b>Comments:</b> The above application fails to take in to account the above policy
	<b>Summary</b>	WGTC very much regret that industrial units are being changed into residential units and if this must be allowed to happen, which we regret, please can they make sure that they are habitable in terms of thermal and sound insulation. Express a concern that they are properly insulated to make them a pleasant place to live.
<b>PL20/047</b>	<b>20/01043/FUL 22 Moon Street Wolverton Milton Keynes MK12 5HD</b> <i>New dual pitched roof to existing garage out-building with minor elevational changes</i>	
	<b>NO OBJECTION</b>   Wolverton and Greenleys Town Council <b>NO OBJECTION</b> to the proposed development for the reasons given below.	
	Policy HE1	<b>Condition.</b> Heritage and Development HE1:A Proposals will be supported where they sustain and, where possible, enhance the significance of heritage assets which are recognised as being part of a historic, archaeological, architectural, artistic, landscape or townscape significance. These heritage assets include Conservation Areas;
		<b>Comments.</b> The current garage in situ, as can be seen by the pictures requires some work to ensure that it is safe and does not decay further. Therefore the proposed works would seek to retain this asset, The applicant seeks to create a dual pitch roof to the current single sloping roof. In assessing any potential harm or enhancement to the significance of a heritage asset(s) the following will be considered: Retaining architectural or historic features which are important to the character and appearance of the asset (including internal features) in an unaltered state
	Policy HE1 B4	<b>Condition.</b> B4. Explain how the scheme has taken account of the significance of the assets in its scope, design and detail, in order to minimise or avoid harm to the heritage assets affected
		<b>Comments .</b> The applicant has provided through their design and access statement sufficient details
	HE1:G 2, 3	<b>Condition.</b> G. In assessing any potential harm or enhancement to the significance of a heritage asset(s) the following will be considered: 2. Respecting the character, appearance, special interest and setting of the asset and historic environment 3. Retaining architectural or historic features which are important to the character and appearance of the asset (including internal features) in an unaltered state;
		<b>Comments.</b> It could be argued that the applicant is providing a design which is fitting for the local area and is respectful for its environment
	D1:1, 2	<b>Condition.</b> Designing a high quality Place Development proposals will be permitted if they meet the following objectives/principles:

		<p>1. The development proposals as a whole respond appropriately to the site and surrounding context.</p> <p>2. Continuity of street frontage and locating fronts of buildings to face the street or public space.</p>	
		<p><b>Comment.</b> WGTC appreciate the effort made by the applicant to create a design that is sympathetic and fits with the streetscape Development proposals will be permitted if they meet the following objectives/principles:</p> <p>1. The layout, massing/scale, boundary treatments and landscaping of a development and appearance of buildings exhibit a positive character or sense of place for a development.</p> <p>2. The character of the development is locally inspired where appropriate (for example in or adjacent to conservation areas, or in existing areas with a strong positive character).</p> <p>3. Where there is no positive built form character on the site or surrounding area, new development is designed 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 allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area.</p>	
		<p><b>Condition.</b> Planning (Listed Buildings and Conservation Areas) Act 1990 Section 72 (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.</p>	
		<p><b>Comment.</b></p>	
	Summary	<p>The roller doors are a great idea for access and egress to and from the garage, as it prevents loss of space from opening inwards or outwards The Velux windows serve to create light for the storage space that is proposed. The proposal is seen as an improvement to the current situation</p>	
<b>PL20/048</b>	<p><b>20/01309/FUL 52 Stratford Road Wolverton Milton Keynes MK12 5LS Single Storey Side / Rear Infill Extension with Alterations</b></p>		
	<b>OBJECT</b>	<p>Wolverton and Greenleys Town Council <b>OBJECT</b> to the proposed development for the reasons given below.</p>	
	<b>Related Policy</b>		
	D2	<p>Condition. <b>Creating a positive Character</b> - Development proposals will be permitted if they meet the following objectives/principles:</p> <p>1. The layout, massing/scale, boundary treatments and landscaping of a development and appearance of buildings exhibit a positive character or sense of place for development.</p> <p>2. The character of the development is locally inspired where appropriate (for example in or adjacent to conservation areas, or in existing areas with a strong positive character).</p> <p>3. The proposal relates well to and enhances the surrounding environment, allowing for visual interest within the area</p> <p>4. The design allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area.</p>	
		<p><b>Comments:</b> There is a concern that the applicant's proposal could be deemed to be an overdevelopment of the area and impose upon the neighbouring property causing overshadowing which could be contrary to the above policies 1, 2, 3</p>	

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	Although the applicant has worked hard to design something which gives future family use and has allowed for visual interest, it is felt that the overshadowing of the neighbouring property is a concern
HE1 A	<p><b>Condition. Heritage and development-</b> Proposals will be supported where they sustain and, where possible, enhance the significance of heritage assets which are recognised as being of historic, archaeological, architectural, artistic, landscape or townscape significance. These heritage assets include Conservation Areas, amongst other areas of interest.</p> <p><b>Comments:</b> The proposal looks to sustain, enhance and promote the significant heritage assets of the conservation area and work with retaining the historic features of the original Victorian house, because there are no planned works to the front of the property</p>
HE1: G	<p><b>Condition: G.</b> In assessing any potential harm or enhancement to the significance of a heritage asset(s) the following will be considered: 2. Respecting the character, appearance, special interest and setting of the asset and historic environment.</p> <p><b>Comments:</b> There are no changes to the front of the property.</p>
D3	<p><b>Condition: Design of Building</b></p> <p>1. The appearance of the building contributes to the enhancement or creation of a positive character for the development or of a particular character area for larger developments.</p> <p>4. Buildings are of appropriate scale in relation to other buildings in the immediate vicinity in terms of their height and massing. Buildings of a greater scale than the surrounding context may be acceptable where it is demonstrated that this is necessary to reflect the development's location and the siting, function and importance of the building.</p> <p>6. 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><b>Comments:</b> Concern that the building height and massing could be out of context with the neighbouring property and could impact upon their neighbouring property's right to light</p>
Wolverton NHP	<b>Condition Policy W2 C.</b> Enable the creation of new green infrastructure such as private gardens, open spaces and green roofs within the town centre, complying with Natural England's Accessible Natural Greenspace Standard
SC1	<p><b>Sustainable construction SC1 4.</b> Incorporate green roofs and/or walls into the structure of buildings where technically feasible to improve water management in the built environment, provide space for biodiversity and aid resilience and adaptation to climate change</p> <p><b>Comments:</b> The applicant is welcomed in their design for the implementation of green roof towards the above policies</p>
Summary	<p>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'</p> <p>The applicant appears to have sought advice by submitting preapp advice however this does not take into account the effect and impact that this proposal has on its neighbouring property which forms a strong objection from WGTC</p>

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PL20/049	<p><b>20/01322/FUL 98 Stratford Road, Wolverton, Milton Keynes, MK12 5LX Replacement front windows in conservation area. Replace old broken aluminium double glazing with new uPVC sash style windows</b></p> <p><b>NO OBJECTION</b> Wolverton and Greenleys Town Council resolve to make <b>NO OBJECTION</b> to the proposed development and this is supported by the reasons given below.</p>
Related Policy	
<p>D1 <b>NO OBJECTION</b></p>	<p>Condition. <b>Creating a positive Character</b> - Development proposals will be permitted if they meet the following objectives/principles:</p> <ol style="list-style-type: none"> <li>1. The layout, massing/scale, boundary treatments and landscaping of a development and appearance of buildings exhibit a positive character or sense of place for development.</li> <li>2. The character of the development is locally inspired where appropriate (for example in or adjacent to conservation areas, or in existing areas with a strong positive character).</li> <li>3. The proposal relates well to and enhances the surrounding environment, allowing for visual interest within the area</li> <li>4. The design allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area.</li> </ol> <p><b>Comments:</b> The applicant proposal relates well to the surrounding environment and is respectful within the character of the area. We are pleased to note the finer details such as the horns are also included as part of the traditional mouldings for these replacement</p>
<p>HE1 <b>NO OBJECTION</b></p>	<p>Condition. <b>Heritage and development-</b> A. Proposals will be supported where they sustain and, where possible, enhance the significance of heritage assets which are recognised as being of historic, archaeological, architectural, artistic, landscape or townscape significance. These heritage assets Include:</p> <ul style="list-style-type: none"> <li>Listed Buildings.</li> <li>Conservation Areas.</li> <li>Scheduled Ancient Monuments and non-designated Archaeological sites.</li> <li>Registered Parks and Gardens.</li> <li>Assets on the MK New-Town Heritage Register; and</li> <li>Other places, spaces, structures and features which may not be formally designated but considered to meet the definition of 'heritage assets' as defined in the Annex 2 of the NPP</li> </ul> <p><b>Comments:</b> The current windows in situ are non Victorian and are of steel frame which is out of context for the setting of the conservation area. The proposal look to sustain, enhance and promote the significant heritage assets of the conservation area and looks to retain the historic features of the original Victorian sash windows,</p>
<p>D2 <b>NO OBJECTION</b></p>	<p>Condition. <b>Creating a positive Character</b> - Development proposals will be permitted if they meet the following objectives/principles:</p> <ol style="list-style-type: none"> <li>1. The layout, massing/scale, boundary treatments and landscaping of a development and appearance of buildings exhibit a positive character or sense of place for development.</li> <li>2. The character of the development is locally inspired where appropriate (for example in or adjacent to conservation areas, or in existing areas with a strong positive character).</li> <li>3. The proposal relates well to and enhances the surrounding environment, allowing for visual interest within the area</li> </ol>

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		4. The design allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area. <b>Comments:</b> The applicant proposals help to maintain a positive character to the area and respectful in retaining the features within the conservation area
	<b>D3 NO OBJECTION</b>	<b>Condition: Design of Building</b> 1. The appearance of the building contributes to the enhancement or creation of a positive character for the development or of a particular character area for larger developments. 6. 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.
<b>PL20/050</b>	<b>20/01323/FUL 34 Jersey Road Wolverton Milton Keynes MK12 5BJ</b> Replacement of existing Upvc Front door and Front Tilt & Turn Upvc windows. New composite front door and Front UPVC Sash Windows OBJECT	Wolverton and Greenleys Town Council <b>OBJECT</b> to the proposed development for the reasons given below.
	Related Policy	
	<b>D1 OBJECT</b>	Condition. <b>Creating a positive Character</b> - Development proposals will be permitted if they meet the following objectives/principles: 1. The layout, massing/scale, boundary treatments and landscaping of a development and appearance of buildings exhibit a positive character or sense of place for development. 2. The character of the development is locally inspired where appropriate (for example in or adjacent to conservation areas, or in existing areas with a strong positive character). 3. The proposal relates well to and enhances the surrounding environment, allowing for visual interest within the area 4. The design allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area.
	<b>OBJECT</b>	<b>Comments:</b> The applicant has not provided sufficient details for the replacement windows which would assist WGTC in making the decision as to whether the proposal would relate well to the surrounding environment and whether it is respectful within the character of the area.
	<b>HE1 OBJECT</b>	Condition. <b>Heritage and development-</b> A. Proposals will be supported where they sustain and, where possible, enhance the significance of heritage assets which are recognised as being of historic, archaeological, architectural, artistic, landscape or townscape significance. These heritage assets Include: Conservation Areas. and considered to meet the definition of 'heritage assets' as defined in the Annex 2 of the NPP
	<b>OBJECT</b>	<b>Comments:</b> The current windows in situ are non-Victorian and are of white UPVC frame, and no sash effect, which is out of context for the setting of the conservation area. However, the applicant provides no details on the replacement windows that would be used and there is no information provided of the finer details that we would expect to see for replacement such as the horns. Until the applicant has provided this detail WGTC would <b>OBJECT</b>

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	<p><b>D2 NO OBJECTION</b></p> <p><b>OBJECT</b></p> <p><b>D3</b></p> <p><b>Summary</b></p>	<p>Condition. <b>Creating a positive Character</b> - Development proposals will be permitted if they meet the following objectives/principles:</p> <p>2. The character of the development is locally inspired where appropriate (for example in or adjacent to conservation areas, or in existing areas with a strong positive character).</p> <p>3. The proposal relates well to and enhances the surrounding environment, allowing for visual interest within the area</p> <p>4. The design allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area.</p> <p><b>Comments:</b> The applicant proposals lacks insufficient detail to support helping to maintain a positive character to the area and respectful in retaining the features within the conservation area</p> <p><b>Condition: Design of Building</b></p> <p>1. The appearance of the building contributes to the enhancement or creation of a positive character for the development or of a particular character area for larger developments.</p> <p>6. 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><b>Comments:</b> We are pleased that they are looking to revert to sash style windows but the lack of detail included as part of the proposal does not provide the detail that we require in order to make a decision.</p> <p>Until sufficient information has been provided WGTC are unable to make an informed decision on this application and would like to be assured that they have the horns included as part of the new proposal</p> <p>Reverting to sliding sash is good but we are pleased to see that they are hoping to move to this and look forward to the detail being sent</p> <p><b>WGTC wish to reiterate to MKC the need for the replacement details to be included</b></p>
<p><b>PL20/051</b></p>	<p><b>20/01257/TCA 38 Radcliffe Street Wolverton Milton Keynes MK12 5DH</b> Notification of intention to crown reduce and shape Scots Pine (T1) by 4m, crown reduce by 4m Silver Birch (T2), Hawthorn (T3), and Holly (T4). Trees to be pruned due to the size of trees getting too big for the small garden</p> <p><b>NO OBJECTION</b></p>	<p>Wolverton and Greenleys Town Council <b>NO OBJECTION</b> to the proposed development for the reasons given below.</p>
	<p><b>Related Policy</b></p> <p>Town and Country Planning Act 1990</p> <p><b>NO OBJECTION</b></p> <p>MK Tree Management Strategy 2017-2027</p> <p><b>NO OBJECTION</b></p> <p><b>Summary</b></p>	<p><b>Condition.</b> T CPA Section 211 of the Town and Country Planning Act 1990 Preservation of trees within a conservation area</p> <p><b>Comments:</b> The applicant's proposal does not seek to fell the tree but to reduce the size of the trees, as their growth is exceeding the size of the small garden. See aerial picture for information</p> <p><b>Condition.</b> Ensure that the MK tree resource is sustained and enhanced. It promotes trees as a valuable asset in MK and provide a framework for maintaining and expanding the tree resource for future generations</p> <p><b>Comments:</b> There is a huge push by MKC to retain trees within the city and their importance with biodiversity etc is noted</p> <p><b>NO OBJECTION</b> for the proposed work and thank the applicant for following the correct course of action for works to be carried out on the trees, it must be</p>

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		noted as part of the permission to carry out the works Under the provisions of the Wildlife & Countryside Act of 1981, between the months of March to August no works should be undertaken to trees which would result in disturbance or loss of habitat of nesting birds. Contravention of the Act is a criminal offence. Care is also required to ensure that there are no bats present in these trees
<b>PL20/052</b>	<b>20/01423/FUL 14 Oxford Street, Wolverton, Milton Keynes, MK12 5HP</b> Replacement door and windows in conservation area	
	<b>NO OBJECTION</b> to the replacement front door <b>OBJECT</b> to the replacement windows but further detail required	Wolverton and Greenleys Town Council <b>OBJECT</b> to the proposed development for the reasons given below.
	Related Policy	
	D2 <b>OBJECT</b>	<p>Condition. <b>Creating a positive Character</b> - Development proposals will be permitted if they meet the following objectives/principles:</p> <ol style="list-style-type: none"> <li>1. The layout, massing/scale, boundary treatments and landscaping of a development and appearance of buildings exhibit a positive character or sense of place for development.</li> <li>2. The character of the development is locally inspired where appropriate (for example in or adjacent to conservation areas, or in existing areas with a strong positive character).</li> <li>3. The proposal relates well to and enhances the surrounding environment, allowing for visual interest within the area</li> <li>4. The design allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area.</li> </ol> <p><b>Comments:</b> The current windows in situ are not original windows please see the front view picture. Whilst the applicants proposal relates well to the surrounding environment and is respectful within the character of the area, it does not show clearly the detail that we would expect to see for the replacement windows and therefore we are unable to make a decision as we are unable to see what the replacements would be.</p>
	HE1 <b>OBJECT</b>	<p><b>Condition.</b> Heritage and development- A. Proposals will be supported where they sustain and, where possible, enhance the significance of heritage assets which are recognised as being of historic, archaeological, architectural, artistic, landscape or townscape significance. These heritage assets Include: Listed Buildings. Conservation Areas. Scheduled Ancient Monuments and non-designated Archaeological sites. Registered Parks and Gardens. Assets on the MK New-Town Heritage Register; and Other places, spaces, structures and features which may not be formally designated but considered to meet the definition of 'heritage assets' as defined in the Annex 2 of the NPP</p> <p><b>Comments:</b> The current windows in situ are non-Victorian and are of steel frame which is out of context for the setting of the conservation area. It is unclear from the proposal provided the finer details that we would expect to see for the windows which would include the horns A site visit is required to look at the detail of the door as I am unable to see via street view, the replacement is not as far as I can see a move towards a Victorian replacement. We are unable to see how the proposal looks to sustain, enhance</p>

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		and promote the significant heritage assets of the conservation area in particular the historic features of the original Victorian sash windows,
D1 OBJECT		<p><b>Condition:</b> Designing a high-quality place Development proposals will be permitted if they meet the following objectives/principles:</p> <ol style="list-style-type: none"> <li>1. The development proposals as a whole respond appropriately to the site and surrounding context.</li> <li>2. Continuity of street frontage and locating fronts of buildings to face the street or public space</li> </ol> <p><b>Comments:</b> The proposal is contrary to the above policies due to the lack of detail provided as part of the application, the front elevation pictures lack any detail and in order to make an informed decision we would require finer details of the proposed replacement windows</p>
D3 NO OBJECTION		<p><b>Condition: Design of Building</b></p> <ol style="list-style-type: none"> <li>1. The appearance of the building contributes to the enhancement or creation of a positive character for the development or of a particular character area for larger developments.</li> <li>6. 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.</li> </ol> <p><b>Comments:</b> A key street within Wolverton's conservation area, we are keen for replacement to revert back to sash style windows to retain the character of the town but there is insufficient detail in the application to support the replacement</p>
Summary		At present due to the lack of information we would <b>OBJECT</b> to this application as there is little evidence as to show how this application can sustain and enhance the significance of the conservation area Insufficient detail of the windows – <b>we would like to reiterate to MKC again the importance of seeing what the replacement are, should be deemed to be insufficient</b>
PL20/053	20/01358/PANB1C 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</i>
	<b>OBJECT</b>	Wolverton and Greenleys Town Council <b>OBJECT</b> to the proposed development for the reasons given below.
	Related Policy	
	Background	<p><b>Prior notification</b> is a procedure whereby a developer must <b>notify</b> the <b>planning</b> authority of proposals before exercising permitted development rights. This procedure will not result in <b>planning</b> permission. It will instead determine whether <b>prior approval</b> is or is not required, and only needs to tick a small list at this stage as it is not a request for full Planning permission.</p> <p>The concern with this request is the lack of detail and proposed plans, will the current shell of the building be used and will there be any changes to the building.</p> <p>Parking allocation – “sufficient onsite parking” is lacking detail as there is clarity required as to who owns the lands for which the parking will be used as it is the rear of the property on 83 Stratford Road</p> <p><b>Please also see email from the case officer with a update on this app as it stands</b></p>

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<p><b>D2 OBJECT</b></p>	<p>Condition. <b>Creating a positive Character</b> - Development proposals will be permitted if they meet the following objectives/principles:</p> <ol style="list-style-type: none"> <li>1. The layout, massing/scale, boundary treatments and landscaping of a development and appearance of buildings exhibit a positive character or sense of place for development.</li> <li>2. The character of the development is locally inspired where appropriate (for example in or adjacent to conservation areas, or in existing areas with a strong positive character).</li> <li>3. The proposal relates well to and enhances the surrounding environment, allowing for visual interest within the area</li> <li>4. The design allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area.</li> </ol> <p><b>Comments:</b> The proposal would be compliant with the above however we are unable to make an informed decision without seeing more detailed plans</p>
<p><b>HE1 OBJECT</b></p>	<p>Condition. <b>Heritage and development-</b> A. Proposals will be supported where they sustain and, where possible, enhance the significance of heritage assets which are recognised as being of historic, archaeological, architectural, artistic, landscape or townscape significance. These heritage assets Include:</p> <p>Listed Buildings. Conservation Areas. Scheduled Ancient Monuments and non-designated Archaeological sites. Registered Parks and Gardens. Assets on the MK New-Town Heritage Register; and Other places, spaces, structures and features which may not be formally designated but considered to meet the definition of 'heritage assets' as defined in the Annex 2 of the NPP</p> <p><b>Comments:</b> This is deemed to be one of significant heritage assets of the conservation area with its workshop style, however we are unable to make an informed decision without seeing more detailed plans</p>
<p><b>HE1 NO OBJECTION</b></p>	<p>Condition. B. Where appropriate, development proposals must provide an impartial and objective Heritage Assessment. Where necessary, the Council will require suitably qualified specialists to undertake the Heritage Assessment. The Heritage assessment shall:</p> <ol style="list-style-type: none"> <li>1. Assess and describe the significance of the heritage assets affected, identifying those elements that contribute to that significance and, where appropriate, those that do not. The level of detail shall be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of proposals on their significance. Limited and localised alterations to an unlisted building in a conservation area need not be supported by the level of detail required to convey the impact on significance caused by development in the setting of a listed building or by proposed alterations to the built fabric of a listed building.</li> </ol> <p><b>Comments:</b> The applicant proposals does not provide sufficient detail</p>
<p><b>D3 OBJECTION</b></p>	<p><b>Condition: Design of Building</b></p> <ol style="list-style-type: none"> <li>1. The appearance of the building contributes to the enhancement or creation of a positive character for the development or of a particular character area for larger developments.</li> <li>4. Buildings are of appropriate scale in relation to other buildings in the immediate vicinity in terms of their height and massing. Buildings of a greater scale than the surrounding context may be acceptable where it is</li> </ol>

		<p>demonstrated that this is necessary to reflect the development's location and the siting, function and importance of the building</p> <p>6. 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>8. The proposed scale and design of extensions to existing buildings relate well to the existing building and plot, and do not detract from the character of the existing building and the surrounding area</p> <p><b>Comments:</b> Careful design for this building should be considered when submitting the proposal to ensure that it is fitting within the conservation and remains respectful</p>
	<b>Summary</b>	Concerns over nationally prescribed space standards for the proposal, there is a concern over the loss of 2 street parking spaces also likely to be lost, as seen on the aerial view of the site, therefore a loss of valuable street parking. The entrance to site is not currently double yellow, so there is a potential for loss of these spaces to create spaces on site
<b>PL20/054</b>	<b>20/01431/FUL 26 Rossal Place, Hodge Lea, Milton Keynes, MK12 6JE</b> <i>Proposed single and two storey rear extension and front porch</i>	
	<b>NO OBJECTION</b>	Wolverton and Greenleys Town Council <b>NO OBJECTION</b> to the proposed development for the reasons given below.
	Related Policy	
	D2 <b>NO OBJECTION</b>	<p><b>Condition: Creating a positive character</b> - Development proposals will be permitted if they meet the following objectives/principles:</p> <p>1. The layout, massing/scale, boundary treatments and landscaping of a development and appearance of buildings exhibit a positive character or sense of place for a development</p>
		<b>Comments:</b>
	D3 <b>NO OBJECTION</b>	<p><b>Condition</b> Design of buildings - Development proposals that meet the following objectives and principles will be permitted:</p> <p>1. The appearance of the building contributes to the enhancement or creation of a positive character for the development or of a particular character area for larger developments.</p> <p>8. The proposed scale and design of extensions to existing buildings relate well to the existing building and plot, and do not detract from the character of the existing building and the surrounding area.</p>
		<b>Comments:</b> The applicant proposal relates well to the surrounding environment and is respectful within the character of the area. 2. Extensions (including previous extensions) and other buildings must not exceed 50% of the total area of land around the original house
	NPPF 145 <b>NO OBJECTION</b> <b>Summary</b>	<p><b>Condition</b> c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;</p> <p><b>Comments:</b> The applicant's property is outside of the conservation area where this type of extension could be seen as overdevelopment. Having checked the measurements for this proposals it falls within permitted development in its large size as it does not extend beyond the rear wall of original house by more than three metres or be within seven metres of any boundary opposite the rear wall of the house. ,</p>
	<b>Summary</b>	<b>NO OBJECTION</b>

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PL20/055	20/01474/TCA 19 Anson Road, Wolverton, Milton Keynes, MK12 5BY Notification of intention to fell Ash tree <b>NO OBJECTION</b>	Wolverton and Greenleys Town Council <b>NO OBJECTION</b> to the proposed development for the reasons given below.
	Related Policy	
	Town and Country Planning Act 1990	Condition: TCPA Section 211 of the Town and Country Planning Act 1990 preservation of trees within a Conservation Area <b>Comments:</b> The applicant's proposal seeks to fell the trees, as their growth is exceeding the size of the small garden.
	MK Tree Management Strategy 2017-2027 <b>OBJECT</b>	<b>Condition.</b> Ensure that the MK tree resource is sustained and enhanced. It promotes trees as a valuable asset in MK and provide a framework for maintaining and expanding the tree resource for future generations <b>Comments:</b> There is a huge push by MKC to retain trees within the city and their importance with biodiversity etc is noted, the applicant has noted on his form that it is imposing upon his neighbours sky dishes – however this argument should not stand as under the article 4 directive permission for v) installation, alteration or replacement of a satellite antenna dishes should not be attached to the buildings
	<b>Summary</b>	<b>NO OBJECTION</b> for the proposed work the applicant for following the correct course of action for works to be carried out on the trees, should it be agreed that the works are to go ahead a condition of the following should be imposed as part of the permission to carry out the works Under the provisions of the Wildlife & Countryside Act of 1981, between the months of March to August no works should be undertaken to trees which would result in disturbance or loss of habitat of nesting birds. Contravention of the Act is a criminal offence. Care is also required to ensure that there are no bats present in these trees
PL20/056	20/01066/FUL 47 Jersey Road, Wolverton, Milton Keynes, MK12 5BQ <i>Replace the ground floor 3 sash windows that form the bay window, the single first floor casement window and the entrance door to the property. The PVC windows selected match the design of the existing wooden hardwood windows appearance very closely.</i>	Wolverton and Greenleys Town Council <b>NO OBJECTION</b> to the proposed development for the reasons given below.
	Related Policy	
	D1 <b>NO OBJECTION</b>	<b>Condition: Designing a high-quality place</b> - Development proposals will be permitted if they meet the following objectives/principles: 1. The development proposals as a whole respond appropriately to the site and surrounding context. 2. Continuity of street frontage and locating fronts of buildings to face the street or public space <b>Comments:</b> The proposal complies with the above policies
	D2 <b>NO OBJECTION</b>	<b>Condition. Creating a positive Character</b> - Development proposals will be permitted if they meet the following objectives/principles: 1. The layout, massing/scale, boundary treatments and landscaping of a development and appearance of buildings exhibit a positive character or sense

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	<p>of place for development.</p> <p>2. The character of the development is locally inspired where appropriate (for example in or adjacent to conservation areas, or in existing areas with a strong positive character).</p> <p>3. The proposal relates well to and enhances the surrounding environment, allowing for visual interest within the area</p> <p>4. The design allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area.</p> <p><b>Comments:</b> The applicant proposal relates well to the surrounding environment and is respectful within the character of the area. We are pleased to note the finer details such as the horns are also included as part of the traditional mouldings for these replacement</p>
HE1 NO OBJECTION	<p><b>Condition. Heritage and development-</b> A. Proposals will be supported where they sustain and, where possible, enhance the significance of heritage assets which are recognised as being of historic, archaeological, architectural, artistic, landscape or townscape significance. These heritage assets Include:</p> <p>Listed Buildings. Conservation Areas. Scheduled Ancient Monuments and non-designated Archaeological sites. Registered Parks and Gardens. Assets on the MK New-Town Heritage Register; and Other places, spaces, structures and features which may not be formally designated but considered to meet the definition of 'heritage assets' as defined in the Annex 2 of the NPP</p> <p><b>Comments:</b> The current windows in situ are original Victorian but as can be seen from the pictures that have been taken, they fallen into disrepair. The proposal looks to sustain, enhance and promote the significant heritage assets of the conservation area and looks to retain the historic features of the original Victorian sash windows,</p>
D3 NO OBJECTION	<p><b>Condition: Design of Building</b></p> <p>1. The appearance of the building contributes to the enhancement or creation of a positive character for the development or of a particular character area for larger developments.</p> <p>6. 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><b>Comments:</b> The replacement would be fitting within the conservation area and create a positive enhancement to the historical features of key streets</p>
Summary	<p><b>Comments:</b></p> <p>Although historically we have been very staunch as a committee on replacing original windows. It is quite clear from the pictures that have been provided that the windows in situ are very much in a poor state. The applicant has moved to replace them with windows which look to respect the features that we regard highly within the conservation area. They also refer to 48A Stratford Road, this applicant appealed against their decision to refuse the proposed replacement and they won their appeal.</p> <p>As we draw closer to redefining the NHP the impact of climate change and conservation of energy is high on the agenda along with the need to be able to conserve energy. We do not wish to lose the historic features of the town but we do need to take into consideration when windows are in such a poor state and are beyond repair that replacements that are likened to the originals are acceptable.</p>

PL20/057	<b>20/01453/FUL 9 Caxton Road Old Wolverton Milton Keynes MK12 5PG Two storey side extension</b>	
<b>NO OBJECTION</b>	Wolverton and Greenleys Town Council <b>NO OBJECTION</b> to the proposed development for the reasons given below.	
Related Policy		
<b>D1 NO OBJECTION</b>	<p><b>Condition: Designing a high-quality place</b> - Development proposals will be permitted if they meet the following objectives/principles:</p> <ol style="list-style-type: none"> <li>1. The development proposals as a whole respond appropriately to the site and surrounding context.</li> <li>2. Continuity of street frontage and locating fronts of buildings to face the street or public space.</li> <li>3. Appropriate framing of space to define public and private areas, with front gardens designed to be clearly private through appropriate boundary treatments and use of hard surfaces that also maintaining an active frontage and passive surveillance of the street.</li> <li>4. The layout should maximise the surveillance of the public realm, prevention of crime and minimise the perception of crime</li> <li>6. Landscape and boundary treatments integrate with and/or enhance those of the surrounding area.</li> </ol>	
	<b>Comments:</b> the site is spacious enough to carry out the works that have been proposed	
<b>D2 NO OBJECTION</b>	<p>Condition. <b>Creating a positive Character</b> - Development proposals will be permitted if they meet the following objectives/principles:</p> <ol style="list-style-type: none"> <li>1. The layout, massing/scale, boundary treatments and landscaping of a development and appearance of buildings exhibit a positive character or sense of place for development.</li> <li>2. The character of the development is locally inspired where appropriate (for example in or adjacent to conservation areas, or in existing areas with a strong positive character).</li> <li>3. The proposal relates well to and enhances the surrounding environment, allowing for visual interest within the area</li> <li>4. The design allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area.</li> </ol>	
	<b>Comments:</b> The applicant proposal relates well to the surrounding environment and is respectful within the character of the area.	
<b>D3 NO OBJECTION</b>	<p><b>Condition: Design of Building</b></p> <ol style="list-style-type: none"> <li>1. The appearance of the building contributes to the enhancement or creation of a positive character for the development or of a particular character area for larger developments.</li> <li>5. The building's form, massing, rhythm and façade elements are carefully designed to create character and visual interest</li> <li>6. 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.</li> <li>8. The proposed scale and design of extensions to existing buildings relate well to the existing building and plot, and do not detract from the character of the existing building and the surrounding area.</li> </ol>	
	<b>Comments:</b>	
<b>D5</b>	<b>Condition: Amenity and street scene –</b>	

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	<p><b>NO OBJECTION</b></p> <p><b>Summary</b></p>	<p>1. All proposals will be required to create and protect a good standard of amenity for buildings and surrounding areas, and in particular should ensure: e. New development is not overbearing upon existing buildings and open spaces.</p> <p><b>Comments</b></p> <p><b>NO OBJECTION</b> The development is outside of the conservation and has been well planned to fit with the current street scape, the design is not overbearing on the properties nearby and fits well.</p>
<p>PL20/058</p>	<p><b>20/01470/FUL 74 Cambridge Street Wolverton Milton Keynes MK12 5AH Loft conversion with 2.5m wide rear dormer</b></p> <p><b>OBJECT</b> to velux windows to the front of the house</p> <p><b>OBJECT</b> to rear dormer</p> <p>Related Policy</p> <p>D1 <b>OBJECT</b></p> <p>D2 <b>OBJECT</b></p> <p>HE1 , D, E, F, G F <b>OBJECT</b></p>	<p><b>20/01470/FUL 74 Cambridge Street Wolverton Milton Keynes MK12 5AH Loft conversion with 2.5m wide rear dormer</b></p> <p>Wolverton and Greenleys Town Council <b>OBJECT</b> to the proposed development for the reasons given below.</p> <p><b>Condition. Designing a high-quality place</b> - Development proposals will be permitted if they meet the following objectives/principles: Development proposals will be permitted if they meet the following objectives/principles: 1. The development proposals as a whole respond appropriately to the site and surrounding context. 2. Continuity of street frontage and locating fronts of buildings to face the street or public space. 6. Landscape and boundary treatments integrate with and/or enhance those of the surrounding area. <b>Comments:</b> The proposal provided is contrary to the above policies and does not respond to site and its context appropriately</p> <p><b>Condition. Creating a positive Character</b> - Development proposals will be permitted if they meet the following objectives/principles: 1. The layout, massing/scale, boundary treatments and landscaping of a development and appearance of buildings exhibit a positive character or sense of place for development. 2. The character of the development is locally inspired where appropriate (for example in or adjacent to conservation areas, or in existing areas with a strong positive character). 3. The proposal relates well to and enhances the surrounding environment, allowing for visual interest within the area 4. The design allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area. <b>Comments:</b> The applicant fails to provide an application which relates well to the surrounding environment and it is not respectful within the character of the area.</p> <p><b>Condition. Heritage and development-</b> A. Proposals will be supported where they sustain and, where possible, enhance the significance of heritage assets which are recognised as being of historic, archaeological, architectural, artistic, landscape or townscape significance. These heritage assets Include: Listed Buildings. Conservation Areas. Scheduled Ancient Monuments and non-designated Archaeological sites. Registered Parks and Gardens. Assets on the MK New-Town Heritage Register; and Other places, spaces, structures and features which may not be formally</p>

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		<p>designated but considered to meet the definition of 'heritage assets' as defined in the Annex 2 of the NPP</p> <p>D. Granting of permission for proposals that result in substantial harm to or total loss of the significance of a designated heritage asset will only be exceptional or wholly exceptional in accordance with national policy and guidance.</p> <p>E. Permission for proposals that cause less than substantial harm to a designated heritage asset will only be granted where the harm is demonstrably outweighed by public benefits delivered by the scheme.</p> <p>F. Proposals that result in harm to the significance of non-designated heritage assets will be resisted unless the need for, and benefits of the development clearly outweigh the harm, taking into account the asset's significance and importance, and only once all feasible solutions to avoid and mitigate that harm have been fully implemented.</p> <p>G. In assessing any potential harm or enhancement to the significance of a heritage asset(s) the following will be considered:</p> <ol style="list-style-type: none"> <li>1. Avoiding successive small-scale changes that lead to a cumulative loss or harm to the significance of the asset or historic environment;</li> <li>2. Respecting the character, appearance, special interest and setting of the asset and historic environment.</li> <li>3. Retaining architectural or historic features which are important to the character and appearance of the asset (including internal features) in an unaltered state; and</li> <li>4. Retaining the historic form and structural integrity of the asset</li> </ol> <p><b>Comments:</b> It is felt that this proposal does not preserve or enhance the character and appearance of the Conservation area and is 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>
	<b>D5 OBJECT</b>	<p><b>Condition:</b> Amenity and street scene - All proposals will be required to create and protect a good standard of amenity for buildings and surrounding areas, and in particular should ensure:</p> <p>1E. New development is not overbearing upon existing buildings and open spaces</p>
		<p><b>Comments:</b> The introduction of these dormer extension are contrary to the heritage and streetscape that Wolverton has. The vistas of uninterrupted terraced, pitched roof, houses contribute to the character of housing and are a significant reminder of the historic origins and uniformity of workers housing. The rear of these terraces reflects the industrial heritage of a significant period of development in the history of Wolverton. If these types of extensions, are approved it would set a precedent for the rest of the area, which would erode the character of Wolverton.</p>
	<b>D3 OBJECT</b>	<p><b>Condition: Design of Building</b></p> <p>1. The appearance of the building contributes to the enhancement or creation of a positive character for the development or of a particular character area for larger developments.</p> <p>4. Buildings are of appropriate scale in relation to other buildings in the immediate vicinity in terms of their height and massing. Buildings of a greater scale than the surrounding context may be acceptable where it is demonstrated that this is necessary to reflect the development's location and the siting, function and importance of the building.</p>

		<p>5. The building's form, massing, rhythm and façade elements are carefully designed to create character and visual interest.</p> <p>6. 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>8. The proposed scale and design of extensions to existing buildings relate well to the existing building and plot, and do not detract from the character of the existing building and the surrounding area.</p> <p><b>Comments:</b> The above proposal is contrary to the above policies</p>
	<b>Summary</b>	<p>WGTC would strongly object to the proposal in its current form, the article 4 directive prevent the installation of roof lights or additional items to the front of the property and needs to be preserved to ensure that the roof line of the streetscape is kept in order. The dormer whilst not full width is overbearing in size and would hugely impact the streetscape and views of the streets of Wolverton as we know it.</p> <p>Should this be referred to the Development Control Committee/Panel for determination WGTC are willing to attend</p>
<b>PL20/059</b>	<b>20/01454/FUL 7 Bedford Street Wolverton Milton Keynes, MK12 5HR Proposed new front door</b>	<p><b>NO OBJECTION</b></p> <p>Wolverton and Greenleys Town Council <b>NO OBJECTION</b> to the proposed development for the reasons given below.</p>
	<b>Related Policy</b>	
	<b>D2 NO OBJECTION</b>	<p><b>Condition: Creating a positive Character</b> - Development proposals will be permitted if they meet the following objectives/principles:</p> <p>2. The character of the development is locally inspired where appropriate (for example in or adjacent to conservation areas, or in existing areas with a strong positive character).</p> <p>3. The proposal relates well to and enhances the surrounding environment, allowing for visual interest within the area</p> <p>4. The design allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area.</p> <p><b>Comments:</b> The applicant is looking to install doors that fill the void at the front of their property creating a small hallway and utilising the space at the front of the house, the proposal relates well to the surrounding environment and is respectful within the character of the area.</p>
	<b>D1 No Objection</b>	<p><b>Condition: Designing a high quality place</b> Development proposals will be permitted if they meet the following objectives/principles:</p> <p>1. The development proposals as a whole respond appropriately to the site and surrounding context.</p> <p>2. Continuity of street frontage and locating fronts of buildings to face the street or public space.</p> <p>3. Appropriate framing of space to define public and private areas, with front gardens designed to be clearly private through appropriate boundary treatments and use of hard surfaces that also maintaining an active frontage and passive surveillance of the street.</p> <p>4. The layout should maximise the surveillance of the public realm, prevention of crime and minimise the perception of crime.</p>
	<b>D3 No Objection</b>	<p><b>Condition: Design of buildings</b> - Development proposals that meet the following objectives and principles will be permitted:</p> <p>1. The appearance of the building contributes to the enhancement or creation of a positive character for the development or of a particular character area for larger developments.</p>

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		Comments: the streetscape will be improved by this new addition
HE1 <b>NO OBJECTION</b>		<p>Condition. <b>Heritage and development-</b> A. Proposals will be supported where they sustain and, where possible, enhance the significance of heritage assets which are recognised as being of historic, archaeological, architectural, artistic, landscape or townscape significance. These heritage assets Include: Listed Buildings. Conservation Areas. Scheduled Ancient Monuments and non-designated Archaeological sites. Registered Parks and Gardens. Assets on the MK New-Town Heritage Register; and Other places, spaces, structures and features which may not be formally designated but considered to meet the definition of 'heritage assets' as defined in the Annex 2 of the NPP</p> <p><b>Comments:</b> The proposal look to sustain, enhance and promote the significant heritage assets of the conservation area, however, the proposed doors lack the finer detail</p>
D3 <b>NO OBJECTION</b>		<p><b>Condition: Design of Building</b></p> <p>1. The appearance of the building contributes to the enhancement or creation of a positive character for the development or of a particular character area for larger developments. 6. 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><b>Comments:</b> The character of an area is best enhanced by respecting its locally distinctive patterns of development, sense of history, culture and traditions. All urban design objectives should seek to improve and contribute to the overall context and identity of Wolverton Concern over the lack of the detail provided for the new door to be installed.</p>
<b>Summary</b>		WGTC are concerned at the lack of detail supplied as part of this application and request that MKC request this when applications are submitted, it is agreed that these are not features of the period and it's therefore very difficult to compare to anything else
PL20/060	<b>20/01501/FUL 14 Stratford Road Wolverton Milton Keynes, MK12 5LJ Change of use to house in multiple occupation first and second floor (resubmission 19/02734/FUL)</b>	
	<b>OBJECT</b>	Wolverton and Greenleys Town Council <b>OBJECT</b> to the proposed development for the reasons given below.
	<b>Related Policy</b>	
	<b>Background</b>	<p>The applicant previously submitted an application 19/02734/FUL which WGTC raised an objection to on the following points</p> <p>1. Insufficient parking within the boundary of the site or enough spaces for the parking for the proposed bedsits. 2. There are no proposed offsite parking spaces in relation to the proposed bedsits and would therefore likely lead to additional on street parking, to the detriment of highway safety and the amenity of local residents. 3. The proposed scheme would be contrary to Plan:MK CT10i) as all developments should meet the Council's full parking standards. The Parking Standards 2016 (Supplementary Planning Document) - In this case it is felt</p>

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	<p>that it does not meet the required standard The application states on road parking but the only on road parking available is on Stratford Road which is time limited to one hour and is for people who wish to park and shop, not long term parking for residents.</p> <p>4.The plans should support enough parking for the number of rooms that there is associated with the application. There is a complete lack of parking for the number of occupants, and nothing available on site which could lead to parking on Stratford Road or other area in close proximity causing issues.</p> <p>5.According to the Milton Keynes Parking report SPD: Based on the square meterage of the property which has been cited as 0.02hc,(We are unsure if this is for the entire site), should it be for the retail aspect use, then there is required to be 1 parking space per 23m<sup>2</sup>, this equates to 8.69 spaces required or for each of the bedsits/flat there should be 1.33 as a minimum totalling 6.65 parking spaces</p> <p>6.The application does not adhere to policy HN7 of Plan:Mk as it would not create or maintain a mixed, balanced, sustainable inclusive communities The Committee are concerned that this would set a precedent for others to apply for similar permission in an already densely populated area which would in turn have a huge impact on local amenities and facilities and would create an over concentration of such accommodation resulting in an imbalance within local communities or other significant adverse impacts per Plan:Mk policy HN7 Houses in Multiple</p>
<b>HN7 OBJECTION</b>	<p><b>Condition.</b> Houses in multiple occupation To maintain mixed, balanced, sustainable and inclusive communities, proposals for Houses in Multiple Occupation will be approved where they would not create an over concentration of such accommodation resulting in an imbalance within local communities or other significant adverse impacts. Proposals should comply with the Council's Houses in Multiple Occupation Supplementary Planning Document</p> <p><b>Comments:</b> The applicant proposals are contrary to the above policy and it is felt that the introduction of this type of accommodation will set a precedent for a future application to be approved in an already highly concentrated dense population</p>
<b>HE1 OBJECTION</b>	<p><b>Condition. Heritage and development-</b> A. Proposals will be supported where they sustain and, where possible, enhance the significance of heritage assets which are recognised as being of historic, archaeological, architectural, artistic, landscape or townscape significance. These heritage assets Include: Listed Buildings. Conservation Areas. Scheduled Ancient Monuments and non-designated Archaeological sites. Registered Parks and Gardens. Assets on the MK New-Town Heritage Register; and Other places, spaces, structures and features which may not be formally designated but considered to meet the definition of 'heritage assets' as defined in the Annex 2 of the NPP</p> <p><b>Comments:</b> The change of use would undermine the present character and could impact on the conservation area The proposal does not sustain, enhance and promote the significant heritage assets of the conservation area</p>
<b>CT10 OBJECTION</b>	<p><b>Condition: Parking provision</b> - Development proposals should meet the following parking requirements: i. All development should meet the Council's full parking standards, unless mitigating circumstance dictate otherwise.</p>

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		<p>ii. On-site parking should not be reduced below the Council's full expectations if this would increase additional pressure in off-site parking that could not be resolved by on-street parking controls.</p> <p><b>Comments:</b> The applicant is also assuming that the tenants will not be using cars, as no provision in place on site for parking, and then there is an over reliance and an expectation that there can be off street parking which would put unacceptable pressure on the streets of Wolverton</p>
	<b>D3 OBJECTION</b>	<p><b>Condition: Design of Building</b></p> <p>1. The appearance of the building contributes to the enhancement or creation of a positive character for the development or of a particular character area for larger developments.</p> <p>6. 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><b>Comments:</b></p>
	<b>Wolverton NHP 2015 Policy W2</b>	<p><b>Condition:</b> I. Provide parking on-street or in car parks to the rear of properties.</p> <p><b>Comments:</b> The application contravenes this adopted policy</p>
	<b>Summary</b>	<p>The applicant has amended the plans to include bin storage facilities and has submitted these as part of the new plans. however, they seem to have missed the refusal points as stated on the DN from MKC which also included the following:</p> <p>(1) The proposed change of use fails to <b>provide sufficient cycle storage</b> provision within the curtilage of the site causing harm to the amenity of future occupiers of the site, and also fails to adhere to the sustainable travel choices required within Plan:MK. Thereby contravening policies D5, HN7 and CT3 of Plan:MK (2019).</p> <p><b>The new proposal appears to show cycle storage on the first floor for 4 space, concerning that they would need to carry their bikes up the stairs</b></p> <p>(2) By virtue of the lack of safe storage of refuse facilities within the site, the proposal is likely to have a detrimental impact on the residential amenity of the future occupiers. The arrangement would undermine the health and amenity of future occupiers and increasing the likelihood of unacceptable on-street overspill, undermining the character of the street scene, and amenity of neighbouring residents and businesses. The development therefore fails to accord with Policies HN7 and D5 of Plan:MK (2019).</p> <p><b>An area for bins has been scraped together – it does not take into account how the collections will be made as refuse is not collected from the rear of the buildings and the front area is deemed to be retail space?</b></p> <p>It is a poorly planned design which serves to tick boxes to achieve the minimum standards for people to live</p> <p>The lack of provision for parking is a huge concern for this as there is an over reliance that residents won't have a car Concern that there is a lack of proposed fire exits Should this be referred to the Development Control Committee/Panel for determination WGTC are willing to attend</p>
<b>PL20/061</b>	<p><b>Street Trading Consent Applications –</b></p> <p><b>Ref 151927</b> K&amp;A's Only Food and Sauces, trading at Deans Road, Old Wolverton to sell: Hot takeaway food hours applied for - Monday to Friday 07:30 – 13:30 It was <b>RESOLVED</b> to make <b>NO OBJECTION</b> to this application, however, in light of the issues raised by officers there is need to find somewhere for them to safely trade, can the H &amp; S find a park for them to trade from in the same locality</p>	

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PL20/062	Ref 148829 Mr Whippy, Boroughwide Street Trading Consent – Renewal. for 1 ice cream van to trade Boroughwide for the following times: Monday to Sunday 11:00 to 19:00 It was <b>RESOLVED</b> to make <b>NO OBJECTION</b> to this application
PL20/063	Ref 136741 Laydin, trading at Dickens Road, Old Wolverton Local Government (Miscellaneous Provisions) Act 1982 - Street Trading Consent to transfer the “Ts Coffee to be known as Laydin” to Kazlm Yetisgin To sell: Hot takeaway food Hours being applied for are Monday to Friday- 07:00 – 14:00. <b>This item was not discussed</b>
PL20/064	<b>Appeals –19/02897/PANB1C Unit 30, Walker Avenue, Wolverton Mill, Milton Keynes, MK12 5TW against refusal for Change of Use from Office (Use Class B1a) to 7x1 bedroom dwellings (Use Class C3)</b>
PL20/065	<p><b>19/03272/PANB1C Unit 24, Walker Avenue, Wolverton Mill, Milton Keynes, MK12 5TW against refusal for the change of Use of a building from Office Use (Class B1(a)) to 7no residential units (Class C3)</b></p> <p>The committee <b>NOTED</b> both of the above appeals it was also <b>NOTED</b> that MKC are currently looking at introducing Article 4 for the area where there is businesses, it <b>RESOLVED</b> to agree for the Assistant to the Clerk to ask for this from MKC in our areas.</p>
PL20/066	<b>Licensing Applications – none</b>
PL20/067	<p>The following applications which had <b>NO OBJECTION</b> had been permitted by Milton Keynes Council, these applications were:</p> <p><b>20/00650/LBC Permit</b> <i>Longueville Court, Old Wolverton Road, Old Wolverton, Milton Keynes, MK12 5NH Listed building consent for erection of a single storey rear extension (resubmission of 19/03245/LBC)</i></p> <p><b>20/00886/FUL permit</b> <i>Land To The East of High Park Drive Wolverton Mill Milton Keynes New vehicular access as an amendment to Outline Permission 18/01209/OUT and Reserved Matters Permission ref 19/03027/REM</i></p> <p><b>20/00921/FUL permit</b> <i>25 Broomfield, Stacey Bushes, Milton Keynes, MK12 6HA Two storey side elevation extension - internal alterations</i></p> <p><b>20/00971/FUL permit</b> <i>70 Gloucester Road, Wolverton, Milton Keynes, MK12 5DX Loft conversion</i></p> <p><b>20/01032/TCA permit</b> <i>54 Jersey Road, Wolverton, Milton Keynes, MK12 5BH Notification of the intention to fell garden cherry tree because it repeatedly grows up to and beyond the telephone wires, and the trunk has gradually increased in diameter. The tree is therefore becoming too big for the garden.</i></p> <p><b>20/01012/FUL permit</b> <i>3 Manor Cottages, Old Wolverton Road, Old Wolverton, Milton Keynes, MK12 5NN Relocation of garage/office/store from the South East corner of the site as approved in 17/02472/FUL, to the South West corner of the site (Re-submission of 20/00023/FUL)</i></p> <p><b>20/01074/TCA or 20/01032/TCA</b> <i>54 Jersey Road, Wolverton, Milton Keynes, MK12 5BH Notification of intention to fell cherry tree in rear garden</i></p> <p>The following applications which had an <b>OBJECTION</b> from WGTC and had been permitted by Milton Keynes Council,</p> <p><b>20/00428/FUL permit</b> <i>36 Cambridge Street, Wolverton, Milton Keynes, MK12 5AJ Ground &amp; First floor rear extension, and loft conversion</i></p> <p><b>20/00865/FUL Permit</b> <i>45 Jersey Road Wolverton Milton Keynes MK12 5BQ Conversion of Existing Garage into a Personal Gym and Office (re-submission of 20/00404/FUL) ***Further information supplied regards this application was that the current proposal would not involve the</i></p>

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	<p><i>demolishing of or any alteration to the wall, and the changes to the building involve bricking up the existing rear elevation door and replacing the garden elevation door with a sliding door.</i></p> <p><b>20/01019/FUL Permit</b> 43 Aylesbury Street, Wolverton, Milton Keynes, MK12 5HX Replacement of existing front door and all windows on front elevation ***Further information to support this app provided</p> <p><b>20/00899/FUL Permit 42</b> Oxford Street, Wolverton, Milton Keynes, MK12 5HP Proposed loft conversion including a small rear dormer and rear rooflights (Resubmission of 20/00413/FUL)</p> <p>The following applications which had an <b>OBJECTION</b> from WGTC and had refused Milton Keynes Council</p> <p><b>20/00861/FUL refuse</b> 13 Stratford Road, Wolverton, Milton Keynes, MK12 5LJ Part change of use of existing shop, part demolition of existing shop and erection of first and second floor 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.</p> <p><b>20/01038/FUL Refuse</b> 23 Lingfield, Stacey Bushes, Milton Keynes, MK12 6HB Single storey rear and two storey side extension (Resubmission of 20/00772/FUL)</p>
<b>PL20/068</b>	<p><b>Consultations –</b></p> <p><b>Castlethorpe Neighbourhood Plan - Agree to comments to be submitted for the NHP</b> - It was <b>RESOLVED</b> to wish them luck with their plan and hope that there is not a need for another referendum.</p> <p><b>Draft Private Sector Housing Strategy - Agree to comments to be submitted</b></p> <p>It was <b>RESOLVED</b> to provide the following comment that; WGTC are pleased to see that MKC are getting to grips with the relevant issues regards to issues within the private sector</p> <p>Cllr Moss left at 20.37</p>

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<p><b>PL20/069</b></p>	<p><b>Items to note</b></p> <p><b>Scheme of Delegation Policy – Update for councillor attendance at DCC/DCP meetings</b></p> <p>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 and also to add the new councillors on the Planning Committee. 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.</p> <table border="1" data-bbox="225 488 1460 925"> <thead> <tr> <th>Councillor</th> <th>2<sup>nd</sup> Councillor</th> <th>Date of DCC/DCP</th> </tr> </thead> <tbody> <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 Aiyeola</td> <td>03.09.20 DCC</td> </tr> <tr> <td>Cllr Aiyeola</td> <td>Cllr Bamisilie</td> <td>17.09.20 DCP</td> </tr> <tr> <td>Cllr Bamisilie</td> <td>Cllr Khan</td> <td>08.10.20 DCC</td> </tr> <tr> <td>Cllr Khan</td> <td>Cllr Orimongunje</td> <td>22.10.20 DCP</td> </tr> <tr> <td>Cllr Orimongunje</td> <td>Cllr Moss</td> <td>05.11.20 DCC</td> </tr> <tr> <td>Cllr Moss</td> <td>Cllr Cook</td> <td>19.11.20 DCP</td> </tr> <tr> <td>Cllr Cook</td> <td>Cllr Riaz</td> <td>03.12.20 DCC</td> </tr> <tr> <td>Cllr Riaz</td> <td>Cllr Saunders</td> <td>10.12.20 DCP</td> </tr> </tbody> </table>	Councillor	2 <sup>nd</sup> Councillor	Date of DCC/DCP	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 Aiyeola	03.09.20 DCC	Cllr Aiyeola	Cllr Bamisilie	17.09.20 DCP	Cllr Bamisilie	Cllr Khan	08.10.20 DCC	Cllr Khan	Cllr Orimongunje	22.10.20 DCP	Cllr Orimongunje	Cllr Moss	05.11.20 DCC	Cllr Moss	Cllr Cook	19.11.20 DCP	Cllr Cook	Cllr Riaz	03.12.20 DCC	Cllr Riaz	Cllr Saunders	10.12.20 DCP
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<p><b>PL20/070</b></p>	<p><b>Receive an officer report on shop advertising within the Conservation Area</b></p> <p>Deferred to next meeting due to officer time constraints</p>																																				
<p><b>PL20/071</b></p>	<p><b>Receive an update on Enforcement</b> An update was provided to the councillors which would be added to the database.</p> <p>It was <b>RESOLVED</b> that the Assistant would forward these documents to the councillors</p>																																				

The Chair closed the meeting at 20:42

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

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4<sup>th</sup> August 2020