



Minutes of the Planning Committee Meeting held on

Tuesday 2nd February 2021 at 19:00

90

held virtually

Councillors present: Cllrs Aiyeola, Cook (Vice Chair), Saunders, Khan and Orimongunje, Riaz

Councillors absent:

Also, present: Mandy Shipp Assistant to the Clerk

PL20/165	Apologies for absence – Cllr Moss will arrive later due to work commitments Cllr Basimilie – Personal						
PL20/166	Declaration of Interest on any matter on the agenda - none						
PL20/167	Minutes of the meeting held 5th January 2021 It was RESOLVED to approve the minutes of the meeting held on 5 th January 2021 as a true and correct record – save for small amendments as suggested on PL20/203						
PL20/168	Public Questions - no public questions were received						
PL20/169	Planning Applications 21/00003/FUL 20 Trinity Road, Old Wolverton, Milton Keynes, MK12 5PB <i>Two storey front/side extension</i> The Committee RESOLVED to make NO OBJECTION						
PL20/170	20/03344/FUL Stacey Bushes Self Service Station, Monks Way, A5 To Alston Drive, Milton Keynes, MK12 6HU <i>Installation of new underground fuel storage tanks and associated works including new pipework and foam filling of the old tanks</i> The Committee RESOLVED to make NO OBJECTION and would be guided by the technical officers at MKC.						
PL20/171	20/03425/FUL 49 Aylesbury Street, Wolverton, Milton Keynes, MK12 5HS <i>Replace current windows to front and rear of property on the ground and first floors</i> The Committee RESOLVED to make NO OBJECTION to this application and were pleased to see that it conforms with the heritage of the conservation area						
PL20/172	20/03056/TPO 2 Bridgeturn Avenue, Old Wolverton, Milton Keynes, MK12 5QL <i>Notification of intention to fell to ground level 6 x Poplar trees (T1, T3, T5, T7, T9, T11) and 6 x Poplar trees (T2, T4, T10) 20m high and (T6, T8, T12) 18m high pollard to between 9-10m</i> The Committee RESOLVED to make NO OBJECTION . WGTC request that in future more details as to why the tree are being felled is enclosed in the report. Cllr Moss joined the meeting 19:18						
PL20/173	21/00121/FUL 87 Stratford Road, Wolverton, Milton Keynes, MK12 5LU <i>Loft conversion with a rear box dormer and rooflight (resubmission of 20/00570/FUL and 20/03022/FUL)</i> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">OBJECT</td> <td>Wolverton and Greenleys Town Council OBJECT to the proposed development for the reasons given below.</td> </tr> <tr> <td>Related Policy</td> <td></td> </tr> <tr> <td>Background</td> <td>This is the third submission for this property for the same proposal. Previously this was delegated to the officer for their decision and their recommendation was as follows with guidance from the conservation officer :</td> </tr> </table>	OBJECT	Wolverton and Greenleys Town Council OBJECT to the proposed development for the reasons given below.	Related Policy		Background	This is the third submission for this property for the same proposal. Previously this was delegated to the officer for their decision and their recommendation was as follows with guidance from the conservation officer :
OBJECT	Wolverton and Greenleys Town Council OBJECT to the proposed development for the reasons given below.						
Related Policy							
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	<p>1. The addition and siting of the rear dormer to the original dwelling is unduly disruptive to the visual coherence of the row of terraced properties. The development is unsympathetic in scale and design and would not relate well to uninterrupted roofscape of the local area. As such, the proposed development fails to preserve or enhance the character and appearance of the Conservation Area. The development is therefore contrary to Policies HE1, D1, D2 and D3 of Plan:MK and Section 16 of the National Planning Policy Framework 2019.</p>
<p>Summary</p> <p>Proposed response</p>	<p>The applicant has submitted a proposal that skirts the suggestion made by the conservation and goes against the former objections that we have already submitted, the concern of the proposal is the dominance of the roof as pointed out by the CA</p> <p>Propose that we stick with the former comments on this</p> <p>Under their delegated powers the Clerk and the Chairman wish to OBJECT to this application It is felt that this proposal does not preserve or enhance the character and appearance of the Conservation area and that the application is contrary to the specific following policies from Plan:MK.</p> <p>D1 1 designing a high-quality place - the development fails to meet the objectives/principles as set out as it does not respond appropriately to the site and surrounding context</p> <p>D2 creating a positive character 1). The proposed layout, massing/scale, boundary treatments and landscaping of a development and appearance of buildings do not exhibit a positive character or sense of place for a development, the scale and mass of this extension does not fit</p> <p>2) The character of the development detracts from being locally inspired and is inappropriate within the conservation areas and does not create a strong positive character.</p> <p>3) The development fails to create its own distinctive character or sense of place using existing site features, the layout of the development and the appearance of buildings.</p> <p>4) The design does not allow for visual interest through the careful use of detailing and is not appropriate to the character of the area.</p> <p>D3 design of buildings</p> <p>4) The proposed extension is not of an 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 carefully designed to create character and visual interest. This design is not respected by the proposed extension</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>HE1A - The addition and siting of the flat roof dormer to the original dwellings which is unduly disruptive to the visual coherence of the row of terraced properties. The development is unsympathetic in scale, design and materials when compared to dwellings in the immediate vicinity and does not relate well to or enhance the local area. The development also fails to preserve or enhance the character and appearance of the Conservation Area.</p> <p>HE1D, HE1E, HE1F and HE1G and does not take into consideration the protection and enhancement of the significance of the Borough's heritage assets (policy Core Strategy 19) and objective 2 of the Neighbourhood plan p6.</p>
<p>PL20/173</p>	<p>21/00139/FUL3 Woburn Avenue, Wolverton, Milton Keynes, MK12 5AZ Replacement of front windows</p>

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	The Committee RESOLVED to make NO OBJECTION to this application and were pleased to see that it conforms with the heritage of the conservation area
PL20/174	21/00126/DISCO Land To The East of High Park Drive, Wolverton Mill, Milton Keynes <i>Details submitted pursuant to the discharge of condition 19 (surface water drainage works) relating to application 18/01209/OUT</i> The Committee RESOLVED to NOTE the update
PL20/175	20/03251/FULR3 Hodge Lea Sports Pavilion, Calvie Croft, Hodge Lea, Milton Keynes, MK12 6JZ Regulation 3 application to erect a 2.4m high security 358 mesh fence The Committee RESOLVED to make NO OBJECTION
PL20/176	21/00193/FUL 30 Stratford Road, Wolverton, Milton Keynes, MK12 5LW <i>Single storey front extension</i> The Committee RESOLVED to make NO OBJECTION
PL20/177	To note 21/00158/DISCON Land to The East of High Park Drive, Wolverton Mill, Milton Keynes <i>Details submitted pursuant to discharge Condition 20 (Foul Water Drainage) attached to planning application 18/01209/OUT</i> The Committee RESOLVED to NOTE the update
PL20/178	21/00194/FUL 9 And 9A Stratford Road, Wolverton, Milton Keynes, MK12 5LJ <i>Change of use and amalgamation of No.9 and No.9A from non-food retail and 4 bedroom residential dwelling to retail and ancillary workshops with storage at ground floor level and a 4 bedroom HiMO at first floor level, with access from the rear. (re-submission 20/02641/FUL)</i> Previous comments It was RESOLVED to make NO OBJECTION to this application. The committee welcomed the proposal to develop and productively use the shop front and its rear. The premises formerly unused for the past 20 years, is currently a double fronted shop in prime site and the committee are pleased to see the frontage will be preserved and retained as part of the towns heritage. The committee also welcomed the provision of social housing specifically aimed at younger individuals. They noted that there is zero provision for parking associated with the housing; however, they understood that the accommodation will be of a hostel which would be managed by the YMCA and these residents are unlikely to have cars. They also noted an apparent error on the plan of Ground and First Floor Layout Proposed that the bathroom for the top left bedroom was marked 'en-suite' when it is not (access is via a shared space) Cllr Orimongue arrived 19:32
PL20/179	Street Trading Consent Applications – none
PL20/180	Licensing Applications – none
PL20/181	Appeals – none
PL20/182	Receive an update on previously discussed planning and licensing applications. Planning updates at a glance 24 th December 2020 - 01.02.21 The following applications which had no OBJECTION from WGTC and had been permitted by Milton Keynes Council, these applications were: 20/02838/FULR3 Permit Electricity Sub Station, The Gables, St Georges Way, Wolverton <i>Regulation 3 application for proposed sub-station constructed adjacent to the existing due to existing not having the capacity for the Gables</i> 20/02776/FUL Permit 40 Church Street, Wolverton, Milton Keynes, MK12 5JN <i>Construction of a new brick wall at the rear of the property by the boundary with 38 Church Street</i>

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	<p>20/02974/FUL Permit 81 Cambridge Street, Wolverton, Milton Keynes, MK12 5AE Replacement door and windows in conservation area</p> <p>The following applications which had an OBJECTION from WGTC and have been refused by Milton Keynes Council, these applications were:</p> <p>20/03063/FUL Refused 23 Lingfield, Stacey Bushes, Milton Keynes, MK12 6HB Single storey rear and double storey side extension (Re-submission of 20/01038/FUL)</p> <p>20/03022/FUL Refused 87 Stratford Road, Wolverton, Milton Keynes, MK12 5LU Loft conversion including a rear dormer (re-submission of 20/00570/FUL)</p> <p>The following applications which had no OBJECTION from WGTC and had been REFUSED by Milton Keynes Council, these applications were:</p> <p>20/03122/FUL Refused 123 Gloucester Road, Wolverton, Milton Keynes, MK12 5DZ Change of use of part of the existing ground floor of the dwelling (Use Class C3) to form a dental surgery (Use Class E) reason insufficient parking.</p> <p>The following CLUP's were approved:</p> <p>(previously refused as above) 20/02911/FUL Permit 1 Slated Row, Old Wolverton, Milton Keynes, MK12 5NJ Infill extension, insertion of new rooflights and internal remodelling 20/02065/CLUP Permit 6 Wilkinson Crescent, Wolverton, Milton Keynes, MK12 5LL Loft Conversion</p> <p>20/02909/CLUP Permit 2 Eton Crescent, Wolverton, Milton Keynes, MK12 5BA Single storey rear extension</p>
PL20/183	<p>Propose as change in updating of applications onto the database – The committee received the following proposal.</p> <p><i>“At present the administrator/Assistant to the Clerk currently add the details to the database of all planning applications and updates the planning spreadsheet It became apparent prior to the Christmas break that the process for large application is an extremely lengthy process, as documents need to be saved from the portal onto the system and then renamed. The Agora documentation took around 3 hours to download which is a waste of valuable resources. Cllrs who download documents may not have seen the latest or additional papers that have been submitted since the time when the downloads were added to the WGTC database.</i></p> <p>Proposal <i>Officer reports will continue to be provided along with smaller application details which will be shared to councillors prior to the meeting, however any large applications where there are more than 10 documents alongside them should not be downloaded, instead Cllrs are directed to check these on the portal themselves”.</i></p> <p>It was RESOLVED to agree with the proposal and ensure that councillors were provided with a link for this application to be provided at the time</p> <p>It was RESOLVED for Cllr Moss to contact MKC to see if there was an easier way to enable us to download the documents from the portal.</p>
PL20/184	<p>‘The next steps for planning reform’ webinar – Councillors RESOLVED to agree for an officer or councillor to attend this webinar on 24th February with Cllr Saunders as back up for this</p>
PL20/185	<p>Conservation issues – These need to be followed up with Neil Sainsbury who is the Head of Placemaking and has responsibility for Conservation. It was RESOLVED for the Assistant to the chase this up</p>
PL20/186	<p>Consultations: - None</p>
PL20/187	<p>Items to note.</p> <p>a) Scheme of Delegation Policy – the scheme was NOTED. It was RESOLVED to check if Cllr Bamisilie was back to Cllr duties and amend the form as required.</p>
PL20/188	

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PL20/189	b) Planning newsletter December - The update was not in the file and it was RESOLVED to forward this onto the Cllrs
PL20/190	c) MKC Housing Stats - The update was NOTED
PL20/191	d) Update on Permitted Development – To note the update. It was RESOLVED to clarify the situation with MKC and for Cllr Cook to attend the meeting with Mark to get further information on this
PL20/192	e) Preparation of future MKC Plan – The update was NOTED
	f) The Winter Night Shelter – The response from them was NOTED .

The Chair closed the meeting at 20.12.

Next meeting due to be held 2nd March 2021

HM Saunders