



Minutes of the Planning Committee Meeting held on

Tuesday 6th April 2021 at 19:00

held virtually

Councillors present: Cllrs Basimilie, Saunders (Chair), Khan and Moss

Councillors absent: Cllr Orimongunje

Also, present: Mandy Shipp Assistant to the Clerk and 1 member of the public

PL20/220	Apologies for absence – Cllr Riaz – Illness Cllr Cook – Work Commitments Cllr Aiyeola - Other engagements									
PL20/221	Declaration of Interest on any matter on the agenda – There were no declarations made									
PL20/222	Minutes of the meeting held 2nd March 2021 It was RESOLVED to approve the minutes of the meeting held on 2 nd March 2021 as a true and correct record, save for a few small amendments which were made.									
PL20/223	Public Questions – There were no public questions received									
PL20/224	<p>Planning Applications 21/00605/FUL 83 Stratford Road, Wolverton, Milton Keynes, MK12 5LU Alterations to the fenestrations of the rear workshop (conversion permitted under 20/01358/PANB1C) The committee RESOLVED to OBJECT to this application for the reasons set out below.</p> <table border="1"> <thead> <tr> <th>Material Considerations</th> <th>Explanation of Concerns</th> </tr> </thead> <tbody> <tr> <td>Design & appearance, impact on public visual amenity</td> <td>As before WGTC would object to this application which sought prior approval in July 2020 D3. OBJECTION Condition: Design of Building 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. There is a concern that the new window openings, should be made from sash style and include horns and the windows should be recessed.</td> </tr> <tr> <td>Layout & density of building</td> <td>There are concerns over nationally prescribed space standards for the proposal going forwards</td> </tr> <tr> <td>Effect on listed buildings and/or conservation areas</td> <td>This applicant undertook these works despite being requested to stop and being reported to enforcement, as they were carrying out works within a conservation area without permission.</td> </tr> </tbody> </table>		Material Considerations	Explanation of Concerns	Design & appearance, impact on public visual amenity	As before WGTC would object to this application which sought prior approval in July 2020 D3. OBJECTION Condition: Design of Building 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. There is a concern that the new window openings, should be made from sash style and include horns and the windows should be recessed.	Layout & density of building	There are concerns over nationally prescribed space standards for the proposal going forwards	Effect on listed buildings and/or conservation areas	This applicant undertook these works despite being requested to stop and being reported to enforcement, as they were carrying out works within a conservation area without permission.
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		The retrospective application is contrary to the NHP
	Access, highways safety or traffic generation	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 loss of these two spaces to create spaces on site, this would be contrary to policy CT 10: ii On-site parking should not be reduced below the Council's full expectations as this would increase additional pressure in off-site parking that could not be resolved by on-street parking controls in what is already a high-density parking situation
	Cllr Bamisilie arrived at 19:32	
PL20/225	21/00578/ADV 44 Windsor Street, Wolverton, Milton Keynes, MK12 5AT Advertisement consent for 1x non-illuminated Fascia signboard and window stickers The Committee RESOLVED to make NO OBJECTION to this application and request that the blue door currently in situ should be painted in heritage colour or black	
PL20/226	21/00574/FUL 95 Victoria Street, Wolverton, Milton Keynes, MK12 5HQ Single storey, rear extension and loft conversion and extension The committee RESOLVED to OBJECT to this application for the reasons set out below.	
	3. Design & appearance, impact on public visual amenity	<p>This application is contrary to local policy D1 Designing a High-Quality Place 1, 2, 3, 4 The applicant's proposal 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, 2, 3 4, 6 The applicant fails in their proposal to provide a plan that exhibits a positive character and place for the development, it is completely out of context with the street scape and not appropriate to the character or setting of the area to maintain a strong positive character due to its proposed layout, massing/scale, boundary treatments the scale and mass of this extension does not fit and is overbearing in size.</p> <p>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>The proposal 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 and the design does not allow for visual interest.</p> <p>The proposal is a long a key street which create a strong identifiable character of the town and this would interrupt these. The other three examples are the opposite end of the street are even numbers and are on the opposite side of the street, this particular application is visible from Victoria Park and could seen as blot on the landscape!!!!</p> <p>D3 Design of Building: 4 and 6</p> <p>The proposed dormer extension is not of appropriate scale in relation to other buildings in the immediate vicinity in terms of their height and massing and it sheer size and design detract the positive character which is the roofscapes of Wolverton seen as a key feature of along key streets creating a strong</p>

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		<p>identifiable character whilst ensuring careful transition in façade treatment between character areas.</p> <p>D5 Amenity and Street Scene: 3b The proposal does not maintain an attractive and coherent street scene and protect visual amenity.</p>				
	<p>5. Effect on listed buildings and/or conservation areas</p> <p>General Observations: Concern over the impact of the party wall proposed and the impact it will have on the neighbouring property and the width of the proposal for the proposed kitchen and the impact again on the neighbouring property -</p> <p>Should this be referred to the Development Control Committee/Panel for determination WGTC are willing to attend</p> <p>Cllr Khan left the meeting at 19.59</p>	<p>Contrary to local policy HE1 Heritage and Development: HE1A, HE1D, HE1E, HE1F and HE1G There is a real concern that this proposal does not preserve or enhance the character and appearance of the Conservation area and is contrary to the above policies of Plan:MK it does not take into consideration or protect and enhance the significance of the Borough's heritage assets (policy Core Strategy 19) and objective 2 of the Neighbourhood plan p6.</p> <p>This part of the CA was characterised by terraced buildings of a regular design and constructed using similar external materials as well as having dual pitched roofs, which contribute to the character and appearance of the CA. 9. The proposed dormer due to its size, bulk and boxy flat roof design would be a conspicuous intrusion into the historic rooftop vistas of the CA and would detract from the rear of the appeal dwelling. The dormer would be an incongruous form of development that would erode the architectural integrity of the wider terrace. Consequently, the character and appearance of the CA would not be preserved or enhanced.</p> <p>Conservation Area Policy and Article 4 Directive Condition: policy 3.1.6</p> <p>WGTC would strongly object to the installation of the front rooflights as they would detract from the historic importance of the property and are not in keeping with neighbouring properties, they are contrary to, as detailed in the above policy. Along with the Article 4(2) direction stops certain types of development under planning control, which includes changes to the front of the house and specifically those which front on to a public road</p>				
<p>PL20/227</p>	<p>21/00342/LBC The Grange, 7 Watermill Lane, Wolverton Mill, Milton Keynes, MK12 5PR Listed building consent for demolition of existing barn, replacement double garage, storeroom and pool house together with outdoor pool (Resubmission of 21/00061/LBC) and 21/00341/FUL The Grange, 7 Watermill Lane, Wolverton Mill, Milton Keynes, MK12 5PR Demolition of existing barn, replacement double garage, storeroom and pool house together with outdoor pool (Resubmission of 21/00060/FUL) The committee RESOLVED to make NO OBJECTION</p>					
<p>PL20/228</p>	<p>21/00581/FUL 79 Cambridge Street, Wolverton, Milton Keynes, MK12 5AE Replace wooden windows with UPVC vertical sliding windows. The committee RESOLVED to OBJECT to this application for the reasons set out below:</p> <table border="1" data-bbox="220 1989 751 2056"> <thead> <tr> <th data-bbox="220 1989 751 2056">Material Considerations</th> <th data-bbox="751 1989 1544 2056">Explanation of Concerns</th> </tr> </thead> <tbody> <tr> <td data-bbox="220 2056 751 2056"></td> <td data-bbox="751 2056 1544 2056"></td> </tr> </tbody> </table>	Material Considerations	Explanation of Concerns			
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	<p>Design & appearance, impact on public visual amenity</p>	<p>The current window replacements are contrary to local policy D2: 6 Where 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>D1:1 in that it responds appropriately to the site and surrounding context and D1:2 provides a continuation of street frontage to the buildings on the street, it also complies with D2:2 where it creates a positive character within the conservation area and D2;3 relates well to and enhances the surrounding environment and also allows for visual interest through the careful use of detailing.</p>
	<p>Effect on listed buildings and/or conservation areas</p>	<p>The windows in situ are original Victorian sash style windows.</p> <p>The applicants 'Location Plan/window document' does not accord to the what the applicant has stated that they are replacing the original windows with – the windows on these documents do not look to be vertical sash sliding style windows, as we would expect to see replaced with in the conservation area. Whilst we appreciate that the windows in situ are in a poor state the applicant's information is a concern.</p> <p>The Committee would request that the proposed style are as close to the original sliding sash style windows design detailing found on traditional timber sash windows, which are a strong element of the character of the Wolverton Conservation area and does not sustain or enhance the significance of the heritage assets (Policy HE1, paragraph A) which are recognised as part of being a historic, archaeological, architectural, artistic, landscape or townscape significance,</p> <p>The proposed replacement windows, although sash style, do not include the original features such as horns and glazing bars that are seen to preserve and enhance the character and appearance of the Conservation area and comply with policy D3 1 of Plan:MK in that their appearance contributes to the enhancement of positive character of the area NPPF also states 185. "a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats" the committee wish to see this preservation continue according to HE1 paragraph G: 3. where the proposal looks to retains the historic features which are important to the character and appearance of the asset (including internal features) in an unaltered state; by reverting to the original Victorian style design</p>
<p>General Observations: Please could the officer seek further clarification from the applicant before agreeing any changes within the conservation area to ensure that Wolverton's Heritage is kept, the committee would wish to see that the 'Legacy Spectrum' brochure has acceptable replacements which the committee would like to see used.</p>		
<p>PL20/229</p>	<p>21/00806/FUL Units 1 - 3 Heathfield Gateway Stacey Bushes Milton Keynes MK12 6HP Temporary Change of Use of Units 1, 2 and 3 from B1/B2/B8 to Sui Generis Test Drive Experience Hub. The committee RESOLVED to make NO OBJECTION to this application Cllr Kah resumed the meeting at 20.16</p>	

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PL20/230	<p>21/00811/PANSOL The Town Hall, Creed Street, Wolverton, Milton Keynes, MK12 5LY Installation of 86 roof mounted solar PV Panels on the South, South East, East, West, North, North East and North West elevations. It was RESOLVED by the committee that this was WGTC's application and that they approve of this</p>					
PL20/231	<p>21/00329/CLUE13 Cambridge Street, Wolverton, Milton Keynes, MK12 5AD Certificate of lawfulness for existing use of the whole building as 6 self-contained flats (highlight that this is a certificate of lawful use rather than a standard full application) The Committee RESOLVED to OBJECT to the CLUE for the reasons set out below.</p> <table border="1" data-bbox="225 528 1528 741"> <thead> <tr> <th data-bbox="225 528 751 584">Material Considerations</th> <th data-bbox="751 528 1528 584">Explanation of Concerns</th> </tr> </thead> <tbody> <tr> <td data-bbox="225 584 751 741">Inadequate parking & servicing</td> <td data-bbox="751 584 1528 741">There is off street parking provision of 2 spaces provided which is insufficient for the needs of the residents creating a burden on, on street parking which is contrary to the current parking SPD 2016</td> </tr> </tbody> </table> <p>General Observations: The Committee RESOLVED to OBJECT to the CLUE that the applicant has submitted. A request for the change of use for the subdivision of this property into 6 separate flats was never received, this was previously reported to MKC Enforcement and it would appear nothing has ever been done about it</p> <p>Had this applicant submitted their request in the correct manner it would likely have been objected to on the grounds that is contrary to policy CT10:i parking provision where proposals should meet the following parking requirements: i. All development should meet the Council's full parking standards, unless there are mitigating circumstance which dictate otherwise it is also contrary to the following local policy HN7 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>		Material Considerations	Explanation of Concerns	Inadequate parking & servicing	There is off street parking provision of 2 spaces provided which is insufficient for the needs of the residents creating a burden on, on street parking which is contrary to the current parking SPD 2016
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PL20/232	<p>21/00796/PANB1C Unit 34, Walker Avenue, Wolverton Mill, Milton Keynes, MK12 5TW Prior notification for change of use from office (Class B1a) to 7 dwellings (alternative scheme to 19/03310/PANB1C) It was committee RESOLVED to strongly OBJECT to this application for the reasons as set out as below:</p> <table border="1" data-bbox="225 1368 1528 1794"> <tbody> <tr> <td data-bbox="225 1368 751 1794">12. Other reason – please explain</td> <td data-bbox="751 1368 1528 1794"> <p>WGTC have previously submitted comments to try and preserve the industrial/business use of the area and have set out the clear policies from Plan:MK specifically DS3:2 which looks to retain employment areas for employment use and also for those that conflict with neighbouring areas CC2:2 There is a real concern that the overdevelopment of these units will set a precedent and cause issues in the future, particularly space standards as highlight in the Rainsford review.</p> <p>These types of development proposal will remain unsupported by WGTC.</p> <p>WGTC strongly OBJECT to this application</p> </td> </tr> </tbody> </table>		12. Other reason – please explain	<p>WGTC have previously submitted comments to try and preserve the industrial/business use of the area and have set out the clear policies from Plan:MK specifically DS3:2 which looks to retain employment areas for employment use and also for those that conflict with neighbouring areas CC2:2 There is a real concern that the overdevelopment of these units will set a precedent and cause issues in the future, particularly space standards as highlight in the Rainsford review.</p> <p>These types of development proposal will remain unsupported by WGTC.</p> <p>WGTC strongly OBJECT to this application</p>		
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PL20/233	<p>To note 21/00666/DISCON Land ToThe East of High Park Drive Wolverton Mill Milton Keynes Details submitted pursuant to discharge Condition 6 (Lighting Scheme) and 7 (Scheme for Superfast Broadband Infrastructure) attached to planning application 19/03027/REM. The committee NOTED this application.</p>					
PL20/234	<p>To note 21/00601/DISCON Wharfside Cottage, Old Wolverton Road, Old Wolverton, Milton Keynes, MK12 5NL Details submitted pursuant of conditions 2 (EV Charging Points), 3 (Car parking spaces) and 4 (Cycle Parking) attached to planning application 20/02525/FUL. The committee NOTED this application.</p>					

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PL20/235	<p>Street Trading Consent Applications – Street Trading Consent Applications – Ref 143302 Pecorella Boroughwide Street Trading Consent for 1 ice cream van to trade Boroughwide for the following times: Monday to Sunday 15:00 to 21:00 The committee RESOLVED to make NO OBJECTION to this application.</p> <p>Ref 158206 MK Ices Boroughwide Street Trading Consent for 1 ice cream van to trade Boroughwide for the following times: Monday to Sunday 15:00 to 18:00 The committee RESOLVED to make NO OBJECTION to this application</p>
PL20/236	<p>Licensing Applications – none</p>
PL20/237	<p>Appeals – none</p>
PL20/238	<p>Receive an update on previously discussed planning and licensing applications Planning updates at a glance 24th February 2021-26th March 2021</p> <p>The following applications which had No OBJECTION from WGTC and had been permitted by Milton Keynes Council, these applications were: 20/03317/FUL Permit 112 Windsor Street Wolverton Milton Keynes MK12 5AT Proposed loft conversion with a rear box dormer and rear roof lights. – WGTC advised that they would be guided the Conservation Officer 20/03251/FULR3 Permit 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 – Objection from local resident agreed to write to MKC – MS to do still 21/00193/FUL Permit 30 Stratford Road Wolverton Milton Keynes MK12 5LW Single storey front extension 21/00281/FUL Permit 10 Wilkinson Crescent, Wolverton, Milton Keynes, MK12 5LL, Single Storey Rear Extension</p> <p>The following applications which had an OBJECTION from WGTC and have been PERMITTED by Milton Keynes Council, these applications were: 21/00121/FUL Permit 87 Stratford Road, Wolverton, Milton Keynes, MK12 5LU Loft conversion with a rear box dormer and rooflight (resubmission of 20/00570/FUL and 20/03022/FUL) – WGTC co</p>
PL20/239	<p>Consultations - none</p>
PL20/240	<p>Items to note.</p> <ul style="list-style-type: none"> a) Scheme of Delegation Policy – It was RESOLVED to add in councillor names in MKC meeting dates for the forthcoming year and be aware of the forthcoming elections. b) The Gables – To agree to appoint a minimum of two dedicated Councillors to work as part of the stakeholder group for the development of the Gables. Cllr Naseem volunteered for this, this would be taken to Full Council for agreement on working Groups. It was NOTED that councillors wish to see adequate provision of parking for the residents, but that there were no plans and no details yet available c) Agora – The update on the decision was made at DCC 23rd March 2021 regards to the viability funding of the Agora Development and that it would be referred back to them in June 2021 to agree. It was RESOLVED that the Assistant to forward the papers to councillors for the proposal on funding this development. d) Enforcement Update – A short discussion took place on this and it was AGREED to get conservation officer involved and also get a higher officer involved due to the issues that were being faced within the conservation area particularly when it was bank holidays. e) Webinar on ‘The next steps for planning reform’ – The update was NOTED.

The Chair closed the meeting at 20.46

Next meeting due to be held 4th May 2021

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