



Extra ordinary Minutes of the Planning Committee Meeting held on

Tuesday 13th July 2021 19:30

held at Hodge Lea Meeting Place, Hodge Lea, MK12 6JS

Councillors present: Cllrs Webb (Chair), Robertson, Moss and Saunders

Councillors absent: none

Also, present: Mandy Shipp Assistant to the Clerk

PL21/030	1. Apologies for absence Cllr Khan
PL21/031	2. Declaration of Interest on any matter on the agenda. 1. Cllr Webb declared an interest in and left whilst the decision was made, Agenda item 15 (minute PL21/048)
PL21/032	3. Minutes of the meeting held 1st June 2021 It was proposed by Cllr Moss and seconded by Cllr Saunders to agree the minutes of the planning committee meeting held on 1 st June to be a true and accurate record. A vote by show of hands was taken from councillors. Unanimous. Motion carried.
PL21/033	4. Public Question Time: Members of the public to ask questions on any matters dealt with by Planning Committee. No questions were received in accordance with the Council's Standing Orders
PL21/034	5. Planning Applications – Committee to submit comments on the following applications: 21/01677/FUL 70 Gloucester Road Wolverton Milton Keynes MK12 5DX Single storey rear extension It was proposed by Cllr Webb and seconded Cllr Moss to use officer comments and recommend that the decision be left to the Planning Officer for this application. A vote by show of hands was taken from councillors. Unanimous. Motion carried.
PL21/035	21/01179/FUL 81 - 82 Stratford Road Wolverton Milton Keynes MK12 5LT Retrospective for the installation of an ATM. It was proposed by Cllr Webb and seconded Cllr Robertson to make NO OBJECTION to this application. A vote by show of hands was taken from councillors. Unanimous. Motion carried.
PL21/036	21/01642/FUL 13 Woodland View Wolverton Milton Keynes MK12 5EG Single storey front extension It was proposed by Cllr Webb and seconded Cllr Moss to use officer comments and make NO OBJECTION to this application as it is supported by Local Plan and the following policies D1, D2 and D3. A vote by show of hands was taken from councillors. Unanimous. Motion carried.
PL21/037	21/01744/FUL 13 Victoria Street Wolverton Milton Keynes MK12 5HG Removal of temporary sectional concrete garage and erection of 1.8m high wooden gates It was proposed by Cllr Webb and seconded Cllr Saunders to make use of officer comments and make NO OBJECTION to this application as it is supported by supported Local Policy HE1. A vote by show of hands was taken from councillors. Unanimous. Motion carried.
PL21/038	21/01600/FUL 10 Caxton Road Old Wolverton Milton Keynes MK12 5PG Single storey rear and side extension, garage conversion with first floor front extension, new pitched roof to front porch It was proposed by Cllr Moss and seconded Cllr Webb to make NO OBJECTION to this application WGTC wished for it to be noted their approval for the very detailed design and access statement provided by the applicant.

Ross WEBB

3/8/21

	A vote by show of hands was taken from councillors. Unanimous. Motion carried.
PL21/039	<p>21/01632/FUL 5 Caxton Road Old Wolverton Milton Keynes MK12 5PG <i>Two storey side extension and first floor rear extension</i></p> <p>It was proposed by Cllr Moss and seconded Cllr Webb to make use of the officer comments to OBJECT to this application as it is contrary to 10.4 The NPPF (paragraph 204) which states that 'planning obligations should only be sought where they meet all of the following tests:</p> <ol style="list-style-type: none"> 1.Necessary to make the development acceptable in planning terms. 2.Directly related to the development. 3.and fairly and reasonably related in scale and kind to the development <p>material considerations concerns are</p> <ol style="list-style-type: none"> 2. Overlooking, loss of privacy or overbearing nature of proposal <p>The application is contrary to the following policies:</p> <p>D3:4 design of buildings - Development proposals that meet the following objectives and principles will be permitted. 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</p> <p>D2:1 creating a positive character</p> <p>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 do not exhibit a positive character or sense of place for a development.</p> <p>A vote by show of hands was taken from councillors. Unanimous. Motion carried.</p>
PL21/040	<p>21/01906/FUL 8 Stacey Avenue Wolverton Milton Keynes MK12 5DL <i>The erection of a one and a half storey side extension, new roof to existing rear extension, new parapet to existing single storey rear extension and alterations to windows</i></p> <p>It was proposed by Cllr Webb and seconded Cllr Saunders to make NO OBJECTION to this application. A vote by show of hands was taken from councillors. Unanimous. Motion carried.</p>
PL21/041	<p>21/01705/FUL 10 Radman Grove Greenleys Milton Keynes MK12 6LS <i>First floor, side extension and garage conversion</i></p> <p>It was proposed by Cllr Webb and seconded Cllr moss to make NO OBJECTION to this application. A vote by show of hands was taken from councillors. Unanimous. Motion carried.</p>
PL21/042	<p>21/01812/FUL 41 Marina Drive Wolverton Milton Keynes MK12 5DT <i>Single storey rear extension</i></p> <p>It was proposed by Cllr Webb and seconded Cllr Moss to make use of the officer comments and OBJECT to this application on the following points:</p> <p>There is potential for overlooking, loss of privacy and overbearing nature of proposal - the proposal is seen to be an excessive development creating a 6 bedroom house quite possibly contrary to the parking SPD</p> <p>The Design & appearance, and impact on public visual amenity and are contrary to Policy D3:4 design of buildings of the local plan</p> <p>D4. 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>D5. The building's form, massing, rhythm and façade elements are carefully designed to create character and visual interest.</p> <p>A vote by show of hands was taken from councillors. Unanimous. Motion carried.</p>
PL21/043	<p>21/01837/FUL 93 Stratford Road, Wolverton, Milton Keynes, MK12 5LU, <i>Loft Conversion with flat roof dormer to rear and roof lights</i></p> <p>It was proposed by Cllr Saunders and seconded Cllr Moss to make OBJECT per the officer comments to this application as there was a concern in the rise of these dormers along key streets in wolverton which impacted on the vistas and were contrary to the following local plan D3;4 and 6, HE1A, HE1D, HE1E, HE1F and HE1G There is a real concern that this proposal does not preserve or enhance the</p>

RAW 3/8/21

	<p>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. Conservation Area Policy and Article 4 Directive Condition: policy 3.1.6</p> <p>A vote by show of hands was taken from councillors. Unanimous. Motion carried.</p>
PL21/044	<p>21/01785/FUL 61 Victoria Street Wolverton Milton Keynes MK12 5HQ Replacement front windows</p> <p>It was proposed by Cllr Webb and seconded Cllr Robertson to use officer comments and make NO OBJECTION to this application as it is supported by the Local Plan and the following policies D1, D2 HE1:A and HE1:G . A vote by show of hands was taken from councillors. Unanimous. Motion carried.</p>
PL21/045	<p>21/01599/FUL 29 Old Wolverton Road Old Wolverton Milton Keynes MK12 5PZ Erection of a temporary use class B2 building (general industrial) for a period of 5 years and extension to existing pallet store area</p> <p>It was proposed by Cllr Webb and seconded Cllr moss to make NO OBJECTION and accept the officers comments to this application as it is supported by Local Plan and the following policies ER2 and ER5 which seek to protect existing employment land and premises. A vote by show of hands was taken from councillors. Unanimous. Motion carried.</p>
PL21/046	<p>21/01816/FUL MMA 25 Buckingham Street, Wolverton, Milton Keynes, MK12 5JA, Minor Material Amendment Variation of condition 1 (approved plans) attached to planning application 20/01571/FUL (Part change of use from existing B1 (Office) at first floor to provide residential dwellings (C3) (2-bed) and associated works including rear extension to provide dormer window and installation of a pitched roof (resubmission of 20/00398/FUL)) to revise the dormer window & cladding</p> <p>It was proposed by Cllr Webb and seconded Cllr moss to use officer comments and make NO OBJECTION. A vote by show of hands was taken from councillors. Unanimous. Motion carried.</p>
PL21/047	<p>21/01963/FUL 9 & 9A Stratford Road Wolverton Milton Keynes MK12 5LJ 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 supported living, with access from the rear. (re-submission 21/00194/FUL)</p> <p>It was proposed by Cllr Webb and seconded Cllr Robertson to make NO OBJECTION to this application with a condition imposed that should supported living change then the allocation of parking would need to be considered.</p> <p>A vote by show of hands was taken from councillors. Unanimous. Motion carried.</p>
PL21/048	<p>21/01979/FUL 14 Eton Crescent Wolverton Milton Keynes MK12 5BA Erection of a replacement garage</p> <p>Cllr Webb left the meeting and abstained from the discussion at 19:59</p> <p>It was proposed by Cllr Saunders and seconded by Cllr Moss to make NO OBJECTION to this application. A vote by show of hands was taken from councillors. Unanimous. Motion carried.</p> <p>Cllr Webb returned to the meeting after the vote had taken place at 20:03</p>
PL21/049	<p>21/01938/FUL 188 Windsor Street Wolverton Milton Keynes MK12 5DR Erection of a single storey rear extension</p> <p>It was proposed by Cllr Webb and seconded Cllr Moss to use officer comments to make NO OBJECTION as it is supported by Local Plan and the following policies D1, D2, and D3 of local plan. A vote by show of hands was taken from councillors. Unanimous. Motion carried.</p>
PL21/050	<p>21/01863/FUL 97 Green Lane Wolverton Milton Keynes MK12 5HW Replacement of front door</p> <p>It was proposed by Cllr Webb and seconded Cllr Robertson to use officer comments to make NO OBJECTION to this application as the proposal complements the existing building and preserves/enhances the character and appearance of the Conservation area. The proposal does not</p>

AW 3/8/21

	detract from the character and appearance of the area and complies with policies HE1, D2 and D3 of the local plan. A vote by show of hands was taken from councillors. Unanimous. Motion carried.
PL21/051	21/01959/FUL 11 Longville Old Wolverton Milton Keynes MK12 5PH Erection of a first-floor rear extension over existing single storey extension It was proposed by Cllr Webb and seconded Cllr Moss to use officer comments and make NO OBJECTION to this application as the proposal complies with policy D2 and D3 of the local plan A vote by show of hands was taken from councillors. Unanimous. Motion carried.
PL21/052	21/01848/TCA 6 Cambridge Street Wolverton Milton Keynes MK12 5AJ <i>Consent to reduce height by 1.5 meters and sides by 1.5 meters of T1- Corkscrew Willow</i> It was proposed by Cllr Khatoon and seconded Cllr Webb to make NO OBJECTION to this application. A vote by show of hands was taken from councillors. Unanimous. Motion carried.
PL21/053	21/01839/TCA 96 Jersey Road, Wolverton, Milton Keynes, MK12 5BH <i>The felling to ground level of 1x Thuya tree.</i> It was proposed by Cllr Webb and seconded Cllr moss to make NO OBJECTION use officer comments to this application. A vote by show of hands was taken from councillors. Unanimous. Motion carried.
PL21/054	21/01945/TCA 4 Moon Street Wolverton Milton Keynes MK12 5HD <i>The removal down to ground level of a Fig Tree (T1) and the reduction by 8ft of a Eucalyptus (T2)</i> It was proposed by Cllr Saunders and seconded Cllr Robertson to make NO OBJECTION to this application. A vote by show of hands was taken from councillors. Unanimous. Motion carried.
PL21/055	21/01910/PANB1C Unit 23 Walker Avenue Wolverton Mill Milton Keynes MK12 5TW <i>Prior Approval for change of use from Offices (Class B1(a)) to 3 Dwelling houses (Class C3).</i> It was proposed by Cllr Moss and seconded Cllr Webb to OBJECT to this application for the reasons as set out as below: 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 highlighted in the Rainsford review The pressure on waste services should also be considered along with piecemeal developments such as these are damaging to the type of environment that they are set in These types of development proposal will remain unsupported by WGTC. A vote by show of hands was taken from councillors. Three in favour and one against. Motion carried
PL21/056	21/01787/CLUP 32 Marina Drive, Wolverton, Milton Keynes, MK12 5DW , <i>Certificate of Lawful Use (Proposed) Certificate of lawfulness for a loft conversion.</i> It was proposed by Cllr Webb and seconded Cllr Robertson to make NO OBJECTION and accept officer comments for this application that converting the loft of a house is permitted development (not requiring planning permission) subject to the following limits and conditions. These are specific to "the enlargement of a dwelling house consisting of an addition or alteration to its roof" as detailed in Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). There are different rules for: • "any other alteration to the roof of a dwelling house" (Schedule 2, Part 1, Class C) which are detailed in our 'Roof' section. • "Enlargement of a dwelling house by construction of additional storeys" (Schedule 2, Part 1 Class AA) which are detailed in our 'Additional Storeys/Extending Upwards' section. If these limits and conditions are not met, or Permitted Development rights have been removed in the area, then an application for Householder/Full Planning Permission will be required A vote by show of hands was taken from councillors. Unanimous. Motion
PL21/057	21/01678/CLUP 70 Gloucester Road Wolverton Milton Keynes MK12 5DX <i>Certificate of lawfulness for a proposed outbuilding</i>

RAW
3/8/21

	<p>It was proposed by Cllr Webb and seconded Cllr Moss to make NO OBJECTION and accept the officers comments to this application as the applicant has now reduced the size of the building from the former application</p>
PL21/058	<p>21/01763/CLUP 9 Twiselton Heath, Wolverton, Milton Keynes, MK12 5GE Certificate of lawfulness for the proposed loft conversion with side box dormer and roof light windows</p> <p>It was proposed by Cllr Webb and seconded Cllr Robertson to make NO OBJECTION and accept officer comments for this application that converting the loft of a house is permitted development (not requiring planning permission) subject to the following limits and conditions. These are specific to "the enlargement of a dwelling house consisting of an addition or alteration to its roof" as detailed in Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). There are different rules for:</p> <ul style="list-style-type: none"> • "any other alteration to the roof of a dwelling house" (Schedule 2, Part 1, Class C) which are detailed in our 'Roof' section. • "Enlargement of a dwelling house by construction of additional storeys" (Schedule 2, Part 1 Class AA) which are detailed in our 'Additional Storeys/Extending Upwards' section. <p>If these limits and conditions are not met, or Permitted Development rights have been removed in the area, then an application for Householder/Full Planning Permission will be required</p> <p>A vote by show of hands was taken from councillors. Unanimous. Motion</p>
PL21/059	<p>21/01779/DISCON The Radcliffe School Aylesbury Street West Wolverton Milton Keynes MK12 5BT Details submitted pursuant to the discharge of condition 3 (Surface Water Drainage) attached to planning application 21/00960/FUL.</p> <p>The committee NOTED the discharge of condition for this application</p>
PL21/060	<p>21/01786/DISCON Stacey Bushes Self Service Station Monks Way A5 To Alston Drive Milton Keynes MK12 6HU Details submitted pursuant to the discharge of condition 4 part 4 (Underground Fuel Storage Tanks) attached to planning application 20/03344/FUL</p> <p>The committee NOTED the discharge of condition for this application</p>
PL21/061	<p>6Receive an update on previously discussed planning and licensing applications. Planning updates at a glance 25th May 2021 - 6th July 2021</p> <p>The following applications which had no OBJECTION from WGTC and had been permitted by Milton Keynes Council, these applications were:</p> <p>21/00960/FUL Permit The Radcliffe School Aylesbury Street West Wolverton Milton Keynes MK12 5BT Construction of school reception area, link corridor and 6th form block and cladding to the flank wall of the existing elevation</p> <p>The following applications which had an OBJECTION from WGTC and have been permitted by Milton Keynes Council, these applications were:</p> <p>21/01039/FUL Permit Ground Floor 13 Stratford Road Wolverton Milton Keynes MK12 5LJ Retrospective application for the shopfront alteration, the replacement of the three pre-existing signs at the front with one externally illuminated fascia sign and the installation of a retractable awning at the ground floor property.</p> <p>Add to the letter concerns that this has been approved and should be looked at by conservation</p> <p>21/00944/FULMMA permit Galleon Cottage Old Wolverton Road Old Wolverton Milton Keynes MK12 5NL Variation of condition 2 (approved plans) relating to application 18/01989/FUL to enclose integral balcony on first floor, additional external spiral staircase and door at first floor level, additional windows on south east and south west elevations at lower level and enclosure of one car port space to create a garage and to amend condition 6 (historic record) to a compliance condition.</p>

LAW
3/8/21

	<p>21/01103/FUL permit 16 Aylesbury Street, Wolverton, Milton Keynes, MK12 5HZ, Proposed ground and first floor rear extensions</p> <p>21/01026/FUL permit 13 Stratford Road Wolverton Milton Keynes MK12 5LJ Change of use to first and second storeys from commercial use (A1) to two-bedroom flat (C3)</p> <p>21/01443/FUL permit 18 Beeward Close Greenleys single storey side extension</p>
PL21/062	7. Street Trading Consent Applications – None
PL21/063	8. Licensing Applications – None delegated decision
PL21/064	9. Appeals – none
PL21/065	<p>10. Enforcement Update – No report update to note but a property on Anson Road had been reported to enforcement due to carrying out unauthorised works to its roof The report with the updates and outstanding issues reported to the Enforcement Department at MKC was NOTED. A discussion was held on the proposed letter to Enforcement regards to an address on Stratford Road there are concerns regards the windows and that there was no sliding sash with horns, and that these would be applied for retrospectively and unauthorised works being carried out over public holidays It was RESOLVED to forward the draft letter to Cllr Saunders for further information to be added in.</p>
PL21/066	11. Consultations: None NOTED
PL21/067	12. Conservation Issues – The Conservation letter to Estate Agents had been amended to the link inserted for the Article 4 had been actioned by Cllr Moss. It was RESOLVED to send to the relevant departments at MKC for their attention.
PL21/068	<p>13. Items to note: a) Scheme of Delegation Policy – The update for councillor attendance at DCC/DCP was received and the revised document was NOTED</p>
PL21/069	<p>b) Planning Updates -</p> <ul style="list-style-type: none"> i- Chief Planners -The two updates was received and NOTED ii - Get Involved with Planning Policy - The update was received and NOTED iii- Planning Bill – Impact on climate change - The update was NOTED

The Chair closed the meeting at 20.35

Next meeting due to be held 3rd August 2021 to be held at HLMP

RAW 3/8/21