

**Minutes of the Planning Committee Meeting held on Tuesday 4th April 2023 7.30pm
held at The Council Chambers, Town Hall, Creed Street, Wolverton, Milton Keynes,
MK12 5LY**



Cllrs Present: Councillors: , Lewis, Moss (chair) Robertson and Saunders
Also in attendance: Mandy Shipp (Assistant Clerk) and one member of the public

The chair welcomed everyone to the meeting and asked that the housekeeping rules were observed.

PL22/170	<p>In the absence of the chair and vice chair <i>per the LGA 1972 sch 12 p11 and 26</i> If both the Chair and the Vice-Chair are absent from a meeting, a Councillor as chosen by the Councillors present at the meeting shall preside at the meeting. It was proposed by Cllr Robertson and seconded by Cllr Saunders to elect Cllr Lewis to chair this meeting</p>
PL22/171	<p>1. Apologies for absence: Cllr Moss - traffic There were no apologies received from the following who were absent: Cllr Orimogunje Cllr T Rollason Cllr Bamisilie</p>
PL22/172	<p>2. Declaration of Interest on any matter on the agenda. None declared</p>
PL22/173	<p>3. Minutes: To agree the minutes of the Planning Committee Meeting held on 7th March 2023 It was RESOLVED to defer the minutes for the 7th March 2023 until the next meeting as Cllr Saunders was not present at the former meeting as had not become a committee member at the time.</p>
PL22/174	<p>4. Planning Applications:</p> <p>1. 23/00206/FULM, Land At The Agora Centre Church Street Wolverton <i>Variation of condition 1 (Approved drawings/details) of planning permission 20/03293/FUL Amendments to doors, windows, rooflights, balconies, gates and boundary walls; minor changes in ground floor levels, roof designs, building heights and internal layouts; alteration of external materials, detailing, cladding, downpipes, railings, lift overruns, roof accesses and hard and soft landscaping; revised locations and additional air source heat pumps; additional PV panels, railings, steel posts for balconies, safety features and risers to roofs; conversion of recessed flat roof between unit C23 and C24 to balcony; roof terraces omitted for units B15, B17 and D18; roof terraces omitted and replaced with pitched roof on Block A; replacement of louvres with panels.</i> It was proposed by Cllr Saunders and seconded by Cllr Robertson A vote by show of hands was taken. Unanimous. Motion carried. It was RESOLVED to strongly OBJECT to this amended application due to the following concerns raised over the reconstituted stone cladding panels that were proposed, the unacceptable windows which do not appear to be sliding sash windows within the conservation area and further clarification on the 2nd floor balconies which looked like they were being converted from external designed balconies to internal balconies, which required further clarification. WGTC would request that due to the size of the application and the amendments, that more time is provided to look at the plans in better detail as it is currently overwhelming, WGTC have requested to send agreed comments from the Full Council Meeting on 25th April from the planning officer. Cllrs also requested for the developer to bring larger pictures to display in the town hall as concern over amount of amendments being made and so public can see the proposals</p>
PL22/175	<p>It was RESOLVED to vary the order of the agenda and provide comments on the following application due to the applicant being in attendance 23/00291/HOU, 76 Anson Road Wolverton Milton Keynes MK12 5BP <i>The replacement of 2x first floor bedroom windows, 1x bay window and 1x front door to front elevation.</i> It was proposed by Cllr Lewis and seconded by Cllr Saunders</p>

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	<p>A vote by show of hands was taken. Unanimous. Motion carried. It was RESOLVED to make NO OBJECTION to this application and use officer comments as follows The windows in situ are not original sash wooden so a move back to the traditional style sash windows shows that the applicant is complying with policy HE1, D1, D2, SD1:4</p> <p><i>The member of public left 19.53</i></p>
PL22/176	<p><u>23/00451/FUL</u>, Flat At, 1A Stratford Road, Wolverton, Milton Keynes, MK12 5LJ <i>Upgrade the x4 front-facing timber single glazed sash windows to uPVC double glazed windows</i></p> <p>It was proposed by Cllr Lewis and seconded by Cllr Robertson A vote by show of hands was taken. Unanimous. Motion carried. It was RESOLVED to make NO OBJECTION to this application and use officer recommendations to approve this application as that the current windows in situ are beyond their very best and as the gateway to the town centre should create a focal point that welcomes people to the town not deters, which at present it does not provide a welcoming view. Policy W2:G of the NHP states that the town should foster active frontages such as shop or office windows and doors, and/or entrances and windows to housing and also W7:B. Be respectful of the architectural features of the building including first floor windows and shop front details.</p> <p>NPPF d) opportunities to draw on the contribution made by the historic environment to the character of a place</p>
PL22/177	<p><u>23/00470/HOU</u>, Longville Cottage 1 Slated Row Old Wolverton Milton Keynes MK12 5NJ <i>The installation of external cladding to sections of brickwork on north-east and south-east elevations.</i></p> <p>It was proposed by Cllr Lewis and seconded by Cllr Robertson A vote by show of hands was taken. Unanimous. Motion carried. It was RESOLVED to make NO OBJECTION to this application and use officer recommendations as follows D1:1 in that it responds as a whole appropriately to the site and surrounding context D2:2 and 4 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) and the design allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area. D3:1 4. The design allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area. HE1:G2 Respects the character, appearance, special interest and setting of the asset and historic environment;</p>
PL22/178	<p><u>23/00555/HOU</u>, 77 Windsor Street Wolverton Milton Keynes MK12 5AN <i>Loft conversion with dormer extension and rooflight to rear roofslope.</i></p> <p>It was proposed by Cllr Lewis and seconded by Cllr Robertson A vote by show of hands was taken. One abstention. Motion carried. It was RESOLVED to delegate the final decision to the planning officer as there were concerns over the depth of the dormer.</p>
PL22/179	<p><u>23/00562/HOU</u>, 37 Jersey Road, Wolverton, Milton Keynes, MK12 5BN <i>The replacement of existing slate roof with a new slate roof</i></p> <p>It was proposed by Cllr Lewis and seconded by Cllr Robertson A vote by show of hands was taken. Unanimous. Motion carried. It was RESOLVED to make NO OBJECTION to this application</p>

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<p>PL22/180</p>	<p><u>23/00656/HOU</u>, 8 Caxton Road Old Wolverton Milton Keynes MK12 5PG <i>Erection of two storey side extension, front porch, replacement windows, change in cladding and new driveway</i> It was proposed by Cllr Lewis and seconded by Cllr Saunders A vote by show of hands was taken. Unanimous. Motion carried. It was RESOLVED to make NO OBJECTION to this application</p>
<p>PL22/181</p>	<p>The following application was discussed at minute ref PL22/175 <u>23/00291/HOU</u>, 76 Anson Road Wolverton Milton Keynes MK12 5BP <i>The replacement of 2x first floor bedroom windows, 1x bay window and 1x front door to front elevation.</i></p>
<p>PL22/182</p>	<p><u>23/00459/HOU</u> 99 Victoria Street Wolverton Milton Keynes MK12 5HQ <i>The replacement of 4 windows on the front elevation with UPVC sash double glazed units, and the replacement of the existing front door with UPVC panel door</i> It was proposed by Cllr Lewis and seconded by Cllr Robertson A vote by show of hands was taken. Unanimous. Motion carried. It was RESOLVED to OBJECT to this application and use officer comments as follows: The windows in situ are original Victorian sash style windows. – the proposed replacement 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. 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, 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 The replacement front door is not in keeping with the a Victorian replacement should be as close to the original as possible and there is no glass within this 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. 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>PL22/183</p>	<p><u>23/00612/PRIOR</u>, 10 - 12 The Square Wolverton Milton Keynes MK12 5DG <i>Prior Approval for change of use of office (Use Class E) to two residential dwellings (Use Class C3)</i> It was proposed by Cllr Saunders and seconded by Cllr Robertson A vote by show of hands was taken. Unanimous. Motion carried.</p>

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	It was RESOLVED to make NO OBJECTION to this application to the change of use but a condition in place that any changes to the external appearance such as the windows that planning permission is sought in the first instance
PL22/184	23/00543/ADV, Land At Stacey Bushes Industrial Estate Erica Road Stacey Bushes Milton Keynes MK12 6HP <i>Advertisement consent for the display of a replacement double-sided totem advertisement sign featuring a digital display on the west-facing side, and an internally illuminated static HD print display on the east-facing side.</i> It was proposed by Cllr Saunders and seconded by Cllr Lewis A vote by show of hands was taken. Unanimous. Motion carried. It was RESOLVED to make NO OBJECTION to this application
PL22/185	23/00493/DISCON, Car Park Adjacent to St. Georges Way and Church Street St Georges Way Wolverton <i>Approval of details required by condition 4 (Tree protection scheme) of permission ref. 22/00024/FUL</i> It was proposed by Cllr Lewis and seconded by Cllr Robertson A vote by show of hands was taken. Unanimous. Motion carried. It was RESOLVED to note the discharge of this condition
PL22/186	23/00508/CLUP 14 Oxford Street Wolverton Milton Keynes MK12 5HP <i>Certificate of Lawfulness for the proposed replacement of existing roof tiles with new tiles</i> It was proposed by Cllr Robertson and seconded by Cllr Lewis A vote by show of hands was taken. Unanimous. Motion carried. It was RESOLVED to make NO OBJECTION to this application condition that it is like for like
PL22/187	Receive an update on previously discussed planning and licensing applications Planning updates at a glance 7 th March 2023 30 th March 2023 The following applications which had an OBJECTION from WGTC and have been permitted by Milton Keynes Council, these applications were: permit 23/00134/HOU91 Victoria Street Wolverton Milton Keynes MK12 5HQ <i>The demolition of the existing lean-to, the erection of a single-storey rear extension, a loft conversion, and erection of a rear dormer window</i> permit 23/00014/HOU 95 Victoria Street, Wolverton, Milton Keynes, MK12 5H <i>The erection of a single storey rear extension and rear roof extension and two front rooflights</i> permit 23/00073/CLUP 51 Stacey Avenue, Wolverton, Milton Keynes, MK12 5DN <i>Certificate of Lawfulness for the proposed erection of a rear dormer, loft conversion, and the installation of rooflights to the front roof slope</i> permit 23/00139/CLUP 42 Marina Drive, Wolverton, Milton Keynes, MK12 5DW <i>Certificate of lawfulness for proposed loft conversion with rear dormer and Juliet balcony. Hip to gable roof alteration and front roof light. New window to proposed gable end - Please note that this is a notification letter only. Statutory or non-statutory consultation to parish councils, town councils and local councillors is not usually required for the application type described above, due to the nature of the submission and the timescales involved."</i> permit 23/00204/HOU 30 Longville Old Wolverton Milton Keynes MK12 5PJ <i>The erection of a single storey side and rear extension</i> permit 23/00348/TCA 21 Green Lane Wolverton Milton Keynes MK12 5HN <i>Removal to ground level and EcoPlug solution applied to prevent regrowth to Holly (T1) tree and pruning and shaping to reduce slightly in size of Japanese Maple (T2) tree</i> The following applications which had a NO OBJECTION from WGTC and have been permitted by Milton Keynes Council, these applications were: permit 22/02849/LBC8 Manor Cottages Old Wolverton Road Old Wolverton Milton Keynes MK12 5NN <i>Listed building consent for the replacement of 3 windows, install</i>

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	<p>internal secondary glazing to all existing windows and erection of new front porch and retrospective consent for internal changes and removal of existing front porch</p> <p>permit 22/03144/DISCON The Agora Centre Church Street Wolverton Milton Keynes MK12 5LG Approval of details required by condition 17 (Lifetime Homes Standards) of permission ref. 20/03293/FUL at the Agora Centre Church Street Wolverton Please note that this is a notification letter only. Statutory or non-statutory consultation to parish councils, town councils and local councillors is not usually required for the application type described above, due to the nature of the submission and the timescales involved.</p> <p>permit 23/00108/HOU179 Windsor Street, Wolverton, Milton Keynes, MK12 5 DPA The demolition of the existing conservatory and the erection of a single storey front extension and a single storey rear extension</p> <p>permit 22/03112/HOU 46 Barr Piece, Wolverton, Milton Keynes, MK12 5GN Proposed loft conversion with rear dormer incorporating a Juliette balcony and front roof lights</p> <p>The following applications were not commented on by WGTC and have been permitted by Milton Keynes Council, these applications were: 22/02728/HOU 20 Strathnaver Place Hodge Lea Milton Keynes MK12 6JD Erection of side and rear two storey house extensions to enlarge the kitchen area, dining, utility room and living room It was RESOLVED to note the above report and to query the objections with planning enforcement</p>
PL22/188	6. Street Trading Consent Applications: None noted
PL22/189	7. Licensing Applications: None noted
PL22/190	8. Appeals: None noted
PL22/191	<p>9. Enforcement update: It was noted that there was 1 report of no breach occurred for a property that had become 6 self-contained flats. 1 report was closed as not considered a planning issue for the local school. 1 report where a breach of planning control has occurred to a property in Greenleys but because it wasn't close to a highway it was not considered expedient to pursue this matter 1 report of a breach still being investigated and concerns that the reported issue with the dormer may also be an unauthorised HMO</p>
PL22/192	10. Consultation: None noted
PL22/193	<p>11. Items to note: a. Scheme of Delegation Policy: The updated calendar for councillor attendance at DCC/DCC was received and noted. b. Chief Planners Newsletter was received and noted</p>

There being no further business to discuss the Chair closed the meeting at 20:45

The next meeting scheduled is due to be held 2nd May 2023 at the Town Hall chambers.

Signed as a true and accurate record.

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CHAIR

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DATE