

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



Councillors Present: Bennett, Lewis, Moss (chair), Orimogunje, Qureshi and Robertson
Also in attendance: Mandy Shipp (Assistant Clerk)

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

PL23/060	<p>1. Apologies for absence: none</p>
PL23/061	<p>2. Declaration of Interest on any matter on the agenda. None declared</p>
PL23/062	<p>3. Minutes: To agree the minutes of the Planning Committee Meeting held on 1st August 2023</p> <p>It was RESOLVED to approve the minutes for 1st August as a true and correct record It was proposed by Cllr Moss and seconded by Cllr Bennett A vote by show of hands was taken. 3 For, 3 abstentions (who were not present at the previous meeting). Motion carried</p>
PL23/063	<p>4. Planning Applications:</p> <p>1. WNS/2022/1741/EIA Furtho Pits Old Cosgrove Road Old Stratford Amended Application for full planning permission for the erection of 9 x employment units comprising circa 69,744sqm GIA. of floorspace within Class B2 or B8 Uses, with ancillary class E(g)(i) offices and E(g)(ii) research and development, together with country park, ground re-profiling in the country park, new vehicular access from the A508 and associated site infrastructure, including lorry parking. Application accompanied by an Environmental Statement</p> <p>It was proposed by Cllr Moss and seconded by Cllr Robertson A vote by show of hands was taken. 2 abstentions. Motion carried. It was RESOLVED to make no further comments following the two former OBJECTION'S submitted for this application.</p>
PL23/064	<p>2. 21/03740/FUL Amended Plans: Former Milton Keynes Rugby Club Field Lane Greenleys Milton Keynes MK12 6AZ Residential development (up to 110 units) with associated parking and amenity space, drainage works, landscaping, creation of new grass sports pitch and community pavilion.</p> <p>It was proposed by Cllr Moss 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 and allow previous comments to stand</p>
PL23/065	<p>3. 23/01663/FUL Rear of 14 14 - 16 Church Street Wolverton Milton Keynes MK12 5JN Demolition of the existing side conservatory and erection of a single storey first floor rear and part two-storey extension. Rear access steps and ramp with railing (resubmission of 21/02633/FUL)</p> <p>It was proposed by Cllr Moss and seconded by Cllr Bennet A vote by show of hands was taken. Unanimous. Motion carried. It was RESOLVED to make NO OBJECTION to this application and use comments as before</p>
PL23/066	<p>4. 23/01890/HOU 130 Windsor Street Wolverton Milton Keynes MK12 5AS Proposed change from the single glazed wooden casement windows to double glazed upvc casement windows.</p> <p>It was proposed by Cllr Moss and seconded by Cllr Lewis A vote by show of hands was taken. Unanimous. Motion carried. It was RESOLVED to OBJECT to this application but would reconsider if the replacement windows were supporting a move back to the traditional style sash windows we would</p>

	<p>expect to see and the current application is contrary to the following policies HE1, D1, D2, SD1:4</p> <p>We would happily support this application if the applicant could seek to replace with windows which are fitting within the historical setting</p>
PL23/067	<p>5. 23/01884/HOU 27 Windsor Street Wolverton Milton Keynes MK12 5AL <i>Replacement of 9 timber-framed windows with PVCu</i></p> <p>It was proposed by Cllr Moss and seconded by Cllr Orimongunje A vote by show of hands was taken. Unanimous. Motion carried. It was RESOLVED to OBJECT to this application but would reconsider if the replacement windows were supporting a move back to the traditional style sash windows we would expect to see and is contrary to the following policies HE1, D1, D2, SD1:4 We would happily support this application if the applicant could seek to replace with windows which are fitting within the historical setting</p>
PL23/068	<p>6. 23/01816/HOU 24 Western Road Wolverton Milton Keynes MK12 5BE <i>Replacement Front Door</i></p> <p>It was proposed by Cllr Moss 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>
PL23/069	<p>7. 23/01796/TCA Tesco Stratford Road Wolverton Milton Keynes MK12 5RJ <i>The uplift of 2x Maple trees (T1, T2) to a height of 5.2m back to kerb line</i></p> <p>It was proposed by Cllr Moss 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>
PL23/070	<p>8. 23/01579/CLUP 8 Mapledean Stacey Bushes Milton Keynes MK12 6HD <i>Certificate of lawfulness for the proposed installation of a side elevation window</i></p> <p>It was proposed by Cllr Moss and seconded by Cllr Robertson A vote by show of hands was taken. Unanimous. Motion carried. It was RESOLVED to OBJECT to this application. The applicant has failed to state that the reason for the requested window is actually for the implementation of a bedroom window and there has been no application for a change of use to a house into that of multiple occupancy (HMO) There are also the following concerns with this application:</p> <ul style="list-style-type: none"> • One of the proposed bedrooms on the ground floor only has an entry/exit via the kitchen and this would be contrary to building and fire regulations • There is insufficient parking against the current standards as set out in the adopted SPD which is 0.5 per bedroom. Based on the Zone B area the standard is calculated using the formula: n-1 where n = the number of bedrooms (e.g. 6 bedroom = 5 spaces) therefore this application would require provision of 5 of parking spaces, which falls well below the standard as there are only 1.033 allocated at present
PL23/071	<p>9. 23/01843/NOTTEL Gloucester Road, Wolverton, Milton Keynes, 28-day notification for the proposed installation of a 10m wooden pole</p> <p>It was RESOLVED to NOTE this application</p>
PL23/072	<p>23/01792/DISCON Wolverton Cemetery Woburn Avenue Cemetery Woburn Avenue Wolverton Milton Keynes <i>Approval of details required by condition 6 (Certificate - Great Crested Newt Compensation) of permission ref 21/02664/FULR3 (Regulation 3 application under the Town and Country Planning General Regulations 1992).</i></p> <p>It was RESOLVED to NOTE the discharge of this condition.</p>
PL23/073	<p>5. Planning updates at a glance 28th July 2023 – 1st September 2023 The following applications which had an NO OBJECTION from WGTC were permitted by Milton Keynes Council, these applications were:</p>

	<p>23/01197/HOU 63 Aylesbury Street Wolverton Milton Keynes MK12 5HS <i>The replacement of 4 windows to the front of dwelling and a new front door with fanlight above</i></p> <p>23/00470/HOU 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>23/00243/FUL 1 Stratford Road Wolverton MK12 <i>Proposed ground floor partial rear extension including alteration to the rear and side fenestration of the existing restaurant and rear external staircase</i></p> <p>23/00656/HOU 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></p> <p>23/01035/HOU 3 Anson Road Wolverton Milton Keynes MK12 5BY <i>Replace current timber framed sash windows on the upstairs window and the downstairs bay (comprised of 3 windows) on the front of the property with uPVC heritage style sash windows.</i></p> <p>23/01310/FULM Saxon Bridge Automotive Ltd, Stratford Road, Wolverton, Milton Keynes, MK12 5LX <i>Full Application (s73 Variation) Variation of conditions 1 (approved plans) and 3 (materials) seeking to change materials and minor alterations to windows, including introduction of structural brick piers in car port and substitution of roof material for alternative material comprising slate in place of metal standing seam (relating to permission ref. 21/03015/FUL for the demolition of former used car sales garage and erection of 4 No. terraced dwellings with associated parking</i></p> <p>23/01792/DISCON Wolverton Cemetery Woburn Avenue Cemetery Woburn Avenue Wolverton Milton Keynes <i>Approval of details required by condition 6 (Certificate - Great Crested Newt Compensation) of permission ref 21/02664/FULR3 (Regulation 3 application under the Town and Country Planning General Regulations 1992) 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></p> <p>The following applications which had an OBJECTION from WGTC and have been permitted by Milton Keynes Council, these applications were: none</p> <p>The following applications were undecided by WGTC and were delegated to the MKCC officer for their decision: none</p> <p>The following applications were not commented on by WGTC and have been permitted by Milton Keynes Council, these applications were: none</p>
PL23/074	<p>6. Street Trading Consent Applications: Street Trading Consent Boroughwide LOCAL GOVERNMENT (Miscellaneous Provisions) Act 1982 NEW We have received an application from MK Ices on 10.08.23 for 1 ice cream van (to trade Boroughwide for the following times: Monday to Sunday 15:00 to 18:00 It was proposed by Cllr Moss 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</p>
PL23/075	<p>7. Licensing Applications: none noted</p>
PL23/076	<p>8. Appeals: <i>To note appeal start date: 18th August 2023 28-day notification for 23/00459/HOU. 23/00459/HOU 99 Victoria Street, Wolverton, Milton Keynes, MK12 5HQ, against refusal for the replacement of 4 windows on the front elevation with UPVC mock sash double</i></p>

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	<p><i>glazed units, and the replacement of the existing front door with UPVC panel. The Secretary of State is conducting the above appeal</i></p> <p>It was proposed by Cllr Moss and seconded by Cllr Lewis</p> <p>A vote by show of hands was taken. Unanimous. Motion carried.</p> <p>It was RESOLVED to make note the appeal and that there was nothing further to add</p>
PL23/077	<p>9. Enforcement update:</p> <p>It was RESOLVED to defer this report to the next meeting as there had been very little in the way of updates</p> <p>It was noted that there was a Planning Enforcement Consultation which would also be discussed at the next meeting</p>
PL23/078	<p>10. Consultations: Permitted Development Rights this includes change of use and the use of local design codes</p> <p>It was RESOLVED that the Assistant Clerk would provide comments on the proposed changes to Permitted Development Rights on behalf of the Planning Committee. Cllrs were also given the option to reply online if they so wished to the consultation</p>
PL23/079	<p>11. Items to note:</p> <p>a. Scheme of Delegation Calendar: The latest update was RECEIVED and NOTED.</p>
PL23/080	<p>b. Street/Business Signage Update: It was RESOLVED defer the update regarding advertising consent until the next meeting to allow time to read the lengthy documents. Assistant Clerk to compile some comments in the interim</p>
PL23/081	<p>c. 23/01569/FUL Former Lloyds Bank 10 – 12 The Square Wolverton: An update on the development from the planning officer was RECEIVED and NOTED</p>
PL23/082	<p>d. Chief Planners Newsletter: The latest newsletter was RECEIVED and NOTED. Of particular note was the plans to increase planning application fees by 35%, the committees concern is people will go ahead with development rather than paying for correct permission and support now available again for NHP from Government</p>
PL23/083	<p>e. NALC Planning page: Cllrs NOTED the new dedicated webpage on planning to help local (parish and town) councils in their local engagement with the planning system.</p>

There being no further business to discuss the Chair closed the meeting at 20:00

The next meeting scheduled is due to be held **3rd October 2023** at the **Town Hall Chambers**.

Signed as a true and accurate record.

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CHAIR DATE