

**The minutes of the meeting of the Planning, Infrastructure & Transport Committee of Campbell Park Parish Council will be held**

**on Monday 1<sup>st</sup> November 2021**

**at the Oldbrook Centre, Oldbrook Boulevard, Oldbrook**

**commencing at 6.30pm**

**This meeting was open to the Public**

**45/21 Members Present**

Cllr T Baines

Cllr P Dunn

Cllr R Golding

Cllr D Kendrick (arrived at 19:10)

Cllr V Dixon

Cllr B Greenwood

Cllr P Halton-Davis

**In Attendance**

T Jones, Committee Clerk

**46/21 Apologies for Absence**

None

**47/21 Declarations of Interest**

None

**48/21 Non-Committee Members/Members of the Public Present**

None

**49/21 Minutes of the Previous Meeting/s**

Committee approved the minutes of the last meeting held on 4<sup>th</sup> October 2021.

In relation to minute 36iv/21 Cllr Baines reported that a letter had been sent to 188 Oldbrook Boulevard and a response of apology had been received from the resident, regarding the parking on the grass. However, it had been noted that the van had been seen since causing an obstruction to the path.

**50/21 Public Involvement – Deputations, Petitions and Questions**

None

Signed..... Chair

Date.....

**51/21 Planning Applications, consultations and any other plans brought to the meeting by the Clerk that must be considered before the next meeting.**

**i. 21/02989/FUL**

Proposal: The erection of a two storey side extension, single storey front and rear extensions and garage conversion (resubmission of 20/02940/FUL)  
At: 1 Wardle Place Oldbrook Milton Keynes MK6 2XS

*Deadline: 2<sup>nd</sup> November*

*Planning Officer: Rachel Lerner*

***Committee resolved to object to this application on the same grounds that the original application (20/02940/FUL) was refused by MK Council. These being that the secondary front door on the front elevation is not in keeping with the character and appearance of the area and results in the appearance of a separate dwelling. As such the proposed development is contrary to the Milton Keynes' Residential Design Guide and Policies D1, D2 and D3 of Plan: MK.***

***Additionally, that the proposed rear extension by virtue of its scale, orientation and close proximity to the neighbour at no.3 Wardle Place, would result in overbearing impact and unacceptable overshadowing on this neighbour. Furthermore, the proposed rear extension results in overdevelopment of the site in terms of reducing the rear garden depth from 11 metres to 6 metres, leaving an inadequate amount of private rear amenity space for the occupants of the development. As such, the proposed development is considered to be contrary to Policy D5 of Plan:MK 2019.***

**ii. 21/03012/TPO**

Proposal: The pollarding at around 8m of Oak (T1) and Oak (T2) trees protected by Milton Keynes Council Tree Preservation Order Nos. PS/540/15/22 and PS/540/15/23

At: 4 Oaktree Court Portland Drive Willen Milton Keynes MK15 9LP

*Deadline: 2<sup>nd</sup> November*

*Planning Officer: Sonia James*

***Committee resolved to make no comment.***

**iii. 21/02995/FULTN**

Proposal: Removal of 12.5 meter street furniture-style mast incorporating No. 3 antennas in GRP shroud (RAL7035 Grey), 2No. cabinets (1580x380x1350mm; 1480x352x1500mm) (RAL6009 Green), and all ancillary development & the installation of 20 meter street furniture style mast incorporating 3No. antennas (BS00A05 Grey), 1No. cabinet (2950x600x1750mm) (RAL6009 Green) and all ancillary development

At: Telecommunications Site South Overgate Roundabout H6 Childs Way Campbell Park Milton Keynes

Signed..... Chair

Date.....

Deadline: 5<sup>th</sup> November      Planning Officer: Rachel Larner

**Committee resolved to make no comment**

**iv. 21/02957/TPO**

Proposal: The pollarding of a Lime Tree (T329) located west of North Lodge, The Well At Willen, protected by Milton Keynes Council Tree Preservation Order PS/540/15/23 to union at 6m due to decayed cavities.  
At: Hospice of Our Lady And St John Milton Road Willen Milton Keynes MK15 9AB

Deadline: 5<sup>th</sup> November      Planning Officer: Tamlin Barton

**Committee resolved to make no comment.**

**v. 21/02361/FUL**

Proposal: Continued use of former 3-bedroom dwelling (use class C3) as 7-bedroom HMO (use class sui generis) and retention of associated modifications including a front porch, a window and door installed in front elevation of former garage, a single storey rear extension behind the former garage, single storey rear extension replacing a conservatory, and a rear veranda.  
At: 17 Dexter Avenue Oldbrook Milton Keynes MK6 2HF

Deadline: 8<sup>th</sup> November      Planning Officer: Tamlin Barton

**Committee resolved to query with the Planning Officer why this application is attributed to Use Class Sui Generis – when HMO's are Class C4. Committee also resolved to highlight to the Planning Officer that the licence for this HMO only allows a maximum of 6 people.**

**Committee further resolved to object to this application on the basis that it does not meet the necessary parking standards with the spaces allocated being too small and not meeting the size requirements and also using land allocated to the sub-station access.**

**vi. 21/03182/FUL**

Proposal: Demolition of existing garage and the erection of a two storey side extension. New windows to front and side elevations at ground and first floor levels. One rooflight to rear roof slope  
At: 63 Belsize Avenue Springfield Milton Keynes MK6 3LN

Deadline: 16<sup>th</sup> November      Planning Officer: Sonia James

**Committee resolved to request, due to the proposed layout causing some concern, that a condition be imposed that this property remains as a family home with any change of use requiring permission.**

Signed..... Chair

Date.....

**The following application/s were tabled:**

**vii. 21/03244/FUL**

Proposal: Change of use from a single dwelling (C3) to 2 no. flats with a garage conversion, construction of a new vehicle crossover and creation of 3 allocated parking spaces

At: 16 Verity Place Oldbrook Milton Keynes MK6 2QF

*Deadline: 25<sup>th</sup> November*

*Planning Officer: Charlotte Ashby*

**Committee resolved to object to this application due to the overconcentration of 1 bedroomed accommodation within a 50m radius of this property, which is contrary to MK Council policy w as set out in Plan MK Policy HN1.**

**viii. 21/03268/FUL**

Proposal: Erection of single storey front extension including alteration to entrance porch and modification of garage roof.

At: 26 Christian Court Willen Milton Keynes MK15 9HX

*Deadline: 29<sup>th</sup> November*

*Planning Officer: Sonia James*

**Committee resolved to request, due to the proposed layout causing some concern, that a condition be imposed that this property remains as a family home with any change of use requiring permission.**

**The following notifications have been received:**

**ix. 21/03112/CLUP**

Proposal: Certificate of Lawfulness for the proposed conversion of existing garage to bedroom.

At: 35 Ulyett Place Oldbrook Milton Keynes MK6 2NZ

*Planning Officer: Samuel Wong*

**Committee resolved to make no comment.**

**x. 21/03082/CLUP**

Proposal: Certificate of lawfulness for the proposed 3m single storey rear extension, 3m total height.

At: 46 The Oval Oldbrook Milton Keynes MK6 2TY

Signed..... Chair

Date.....

Planning Officer: Helen Pinder

**Committee resolved to make no comment.**

**xi. 21/03240/CLUP**

Proposal: Certificate of Lawfulness for the proposed single-storey rear extension with rooflights to rear roofslope  
At: 37 Pattison Lane Woolstone Milton Keynes MK15 0BL

Planning Officer: Helen Pinder

**Committee resolved to make no comment.**

**52/21 Licensing**

The following application was tabled;

Best Kebab - Trading at Fishermead Boulevard, Fishermead - 132410

**Street Trading Consent – Renewal**

To sell: Hot takeaway food

**Hours applied for:**

**Monday to Saturday**

**17:00 – 23:00**

**The existing conditions on the consent are:**

**To provide a parking marshal between the hours of 17.30 to 20.30 Fridays and Saturdays.**

**To provide a parking sign that states “no parking on residents driveways, do not block residents driveways.”**

Signed..... Chair

Date.....



***Committee resolved to make no comment on this application and to acknowledge that the existing conditions of this licence are being met.***

**53/21 Update on Past Representations**

The Committee is invited to note the outcome of the following applications.

**53a/21 Permitted**

- i. 21/02418/FUL - 43 Porthleven Place Fishermead Milton Keynes MK6 2BA
- ii. 21/01854/FULMMA - Newlands Site G Pub Site, Campbell Park Campbell Park Milton Keynes MK15 0AR
- iii. 21/00648/FUL - Land Off Carrick Road Fishermead Milton Keynes
- iv. 21/02487/FUL - 55 Portland Drive Willen Milton Keynes MK15 9HU
- v. 21/00647/FUL - Land Off Pentewan Gate Fishermead Milton Keynes MK6 2EP
- vi. 21/02386/CLUP - 66 Ulyett Place Oldbrook Milton Keynes, MK6 2SB

**53b/21 Refused**

- vii. 21/02428/CLUP - 12 Bates Close Willen Milton Keynes MK15 9HZ
- viii. 21/01664/FUL - 49 Mullion Place Fishermead Milton Keynes MK6 2DN

Committee noted that 49 Mullion Place remains in use as a HiMO, despite the refusal. Committee resolved to report this to Planning Enforcement noting that it hopes to see the issue of a closure notice very soon.

**54/21 Appeals**

No updates received

**55/21 Consultations**

Signed..... Chair

Date.....

**i. Open Space Assessment- invitation to participating in Open Space Assessment Parish and Town Councils Survey**

Milton Keynes Council is currently reviewing and updating an Open Space Assessment. The assessment will review and update the findings of the Milton Keynes Open Space Assessment (2018) which informed formulation of policies in local plan and creation of Appendix C of Plan:MK. Open spaces and recreation areas form an important part of the green infrastructure.

The scope of the proposed study on Open Space Assessment is to provide a robust assessment of a current and future need for the open spaces within the borough of Milton Keynes and a policy recommendation for future local plan policies around the protection of existing open spaces, possible change of use of open spaces areas and provision of open space in new developments.

The study will assess publicly accessible open spaces over 0.2ha in size, excluding playing fields and private open spaces (with the exception of those where public access is allowed). The new Open Space Assessment will provide the Council with an up-to-date information on open space location, coverage and provision. The study reviews open space typologies to follow best practice and latest guidance.

**Parish and Town Councils survey**

As part of the stakeholder engagement forming part of the Open Space Assessment study, we are inviting you to take part in a survey which seeks your views on the current level of provision of the open spaces and demand for specific types of open spaces within your Parishes and wider Milton Keynes Borough. By completing the survey you will provide us with your views on the quality and accessibility of open spaces and highlight areas where you feel improvement is needed.

The survey is open for eight weeks, starting **Monday 18 October 2021, and will finish on 5pm Monday 13 December 2021.**

***Committee resolved to request the input of all Councillors to this survey and particularly from Councillors from the Woolstone and Springfield Wards (which are not represented on this Committee). Councillor input to be requested by 26<sup>th</sup> November in order that Committee can consider these comments before determining the content of the consultation response at its meeting on 6<sup>th</sup> December.***

**56/21 Planning Enforcement Updates**

No updates received

**57/21 Milton Keynes East Development**

- i. Committee received the report by Cllr Dunn on the meeting hosted by Berkely St James for the Parish Councils surrounding this development area.

Cllr Kendrick arrived during the course of this item.

- ii. Committee considered and accepted a proposal from Cllr Dunn that this Committee make a representation at the MK Council Development Control Committee meeting (expected to be held on 9<sup>th</sup> November 2021) in support

Signed..... Chair

Date.....

of this application. The representation to incorporate the views of Willen residents gained from CPPC's consultation and in line with the decision made at the last meeting. Cllr Dunn was nominated to attend the meeting.

**58/21**

**42 Portland Drive**

Willen Residents Group have received a response to their complaint to MK Council. They provided a copy for the consideration of the Committee. Committee received and noted this correspondence and the Briefing Note of the Planning Improvement Board Reviewing lessons from a live planning enforcement case.

**59/21**

**Date of Next Meeting**

Monday 6<sup>th</sup> December 2021 at 6:30pm

Committee noted that as there is 5 weeks until the next scheduled meeting, any planning consultations received that require a response before 6<sup>th</sup> December will be included within the Council agenda on 16<sup>th</sup> November 2021.

Signed..... Chair

Date.....