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Meeting of the

PLANNING, INFRASTRUCTURE & TRANSPORT

COMMITTEE

AGENDA

Monday 3 March 2025

6.30PM

Springfield Centre, Springfield Boulevard, Springfield

Committee Members:

Cllr V Dixon

Cllr B Greenwood (Chair)

Cllr J Hearnshaw

Cllr R McCafferty

Cllr R Golding

Cllr P Halton-Davis

Cllr K Kavarana

AGENDA

1. To receive

Apologies for Absence
Declarations of Interest
Members of the Public Present

2. Minutes of the Previous Meeting

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Committee are invited to approve the minutes of the last meeting, held on 3 February 2025, previously circulated and therefore taken as read.

3. Public Involvement – Deputations, Petitions and Questions

Members of the public may make representations in respect of the business on the agenda.

4. Consultations – including any applications or consultations received after the publication of the Agenda that must be considered before the date of the next meeting. Any additional items that will be considered will be published on the day of the meeting on the Campbell Park Community Council website.

a. Planning Applications

i. PLN/2024/2765

The erection of a single storey rear extension with rooflights and interior alterations
At 89 OLDBROOK BOULEVARD, OLDBROOK, MILTON KEYNES, MK6 2RQ

Deadline: 19/03/2025 Planning Officer: Yu Ling Wong

ii. PLN/2025/0212

The erection of part single and part two storey rear extension. Erection of single storey front / side extension. New windows to side elevation
At 27 WARDLE PLACE, OLDBROOK, MILTON KEYNES, MK6 2XS

Deadline: 20/03/2025 Planning Officer: Yu Ling Wong

iii. PLN/2025/0349

Proposed erection of a rear conservatory
At 5 EYNHAM COURT, WOOLSTONE, MILTON KEYNES, MK15 0BY

Deadline: 21/03/2025 Planning Officer: Madison Graham

iv. PLN/2025/0362

Approval of details required by condition 14 (tree planting and tree pits) of permission ref. 23/01961/FUL
At Charlestown House, Snowdon Drive, Winterhill, Milton Keynes, MK6 1BU

Deadline: 11/03/2025 Planning Officer: Sonia James

b. Licensing

None

c. Update on Past Consultations

Permitted:

- i. PLN/2024/2159 - CHARLESTOWN HOUSE, SNOWDON DRIVE, WINTERHILL, MK6 1BU
- ii. PLN/2024/2397 - Lidl and Units 1-6, Oldbrook Boulevard, Oldbrook, MK6 2YA
- iii. PLN/2024/2680 - WOOLSTONE CHURCH COMMUNITY CENTRE, MILL LANE, WOOLSTONE, MK15 0AJ
- iv. 24/01920/CLUE - 43 Mullion Place, Fishermead, MK6 2DN
- v. PLN/2024/2272 - 23 TRUEMAN PLACE, OLDBROOK, MK6 2HR
- vi. 24/02032/FUL - 33 Polruan Place, Fishermead, MK6 2ED
- vii. PLN/2024/2108 – CHARLESTOWN HOUSE, SNOWDON DRIVE, WINTERHILL, MK6 1BU
- viii. PLN/2024/2577 - 3 SOUTHFIELD CLOSE, WILLEN, MK15 9LL
- ix. 24/02000/CLUE - 191 Oldbrook Boulevard, Oldbrook, MK6 2QB
- x. PLN/2024/2621 - Land at Campbell Park, Overgate, Milton Keynes

Refused:

- xi. PLN/2024/2293 - 2 CARTERET CLOSE, WILLEN, MK15 9LD
- xii. PLN/2024/2109 - CHARLESTOWN HOUSE, SNOWDON DRIVE, WINTERHILL, MK6 1BU

Prior Approval not Required:

- xiii. PLN/2025/0084 - 39 RAVENSBOURNE PLACE, SPRINGFIELD, MK6 3HL

d. Appeals

i. 68 Dexter Avenue, Oldbrook, MILTON KEYNES, MK6 2QH

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An appeal has been made to the Secretary of State against an enforcement notice issued by Milton Keynes City Council (MKCC).

Alleged Breach: Without planning permission, the unauthorised change of use from a private dwelling house (Use Class C3) to a short-term commercial let/Airbnb (Sui Generis) ('the Unauthorised Change of Use').

All representations must be received by The Planning Inspectorate by 18th March 2025

The appeal documents are available to view on the MK City Council planning register at www.milton-keynes.gov.uk/planning-register using the bespoke MKCC appeal reference AP-3698

ii. 22 Christian Court, Willen, Milton Keynes, MK15 9HX Application ref. 24/01710/HOU

Demolition of existing garage, erection of two storey side extension, and alterations to front and rear elevations to include raised ridge height and alterations to the roof of the dwelling

Appeal ref. APP/3361280

An appeal has been lodged with the Planning Inspectorate in respect of the above application and the decision of the Council to refuse permission. The appellant's appeal form and grounds of appeal have been published on the MKCC online portal.

e. **Planning Enforcement**

Committee is invited to receive any reports relating to Planning Enforcement.

5. **General Consultations**

None

6. **Date of Next Meeting**

Monday 7 April 2025 at 6:30pm.

Any consultations received, that require a response before the next meeting, will be considered by Council on 18 March 2025.

T Jones

Committee Clerk

26 February 2025

**The minutes of the Planning, Infrastructure & Transport Committee of
Campbell Park Community Council held on**

Monday 3 February 2025

at the Springfield Centre, Springfield Boulevard, Springfield

commencing at 6.30pm

This meeting was open to the Public

Members Present

Cllr R Golding

Cllr J Hearnshaw (arrived at 18:32)

Cllr B Greenwood (Chair)

Cllr K Kavarana

In attendance

T Jones, Community Officer/Committee Clerk

71/24

Apologies for Absence

Cllr V Dixon - unwell

72/24

Declarations of Interest

None

73/24

Members of the Public Present

None

74/24

Minutes of the Previous Meeting

The minutes of the meeting, having been previously circulated, were approved as a correct record and signed by the Chair.

75/24

Public Involvement – Deputations, Petitions and Questions

None

76/24 Consultations – including any applications or consultations received after the publication of the Agenda that must be considered before the date of the next meeting. Any additional items that will be considered were published on the day of the meeting on the Campbell Park Community Council website.

a. Planning Applications

i. PLN/2025/0084

Prior Approval of single storey rear extension, with eaves of 2.45 metres and maximum height of 3.5 metres, extending 4 metres from the original rear wall
At 39 RAVENSBORNE PLACE, SPRINGFIELD, MILTON KEYNES, MK6 3HL

Deadline: 14/02/2025

Planning Officer: Madison Graham

Cllr Hearnshaw arrived during the course of this item.

Committee resolved to make no comment.

ii. PLN/2024/2745

Variation of condition 19 (Strategic Highway Infrastructure) seeking to increase the number of homes that can be occupied prior to completion of strategic highway infrastructure from 250 to 500 (relating to permission ref. 21/00999/OUTEIS for Hybrid planning application encompassing: (i) outline element (with all matters reserved) for a large-scale mixed-use urban extension (creating a new community) comprising: residential development; employment including business, general industry and storage/distribution uses; a secondary school and primary schools; a community hub containing a range of commercial and community uses; a new linear park along the River Ouzel corridor; open space and linked amenities; new redways, access roads and associated highways improvements; associated infrastructure works; demolition of existing structures and (ii) detailed element for strategic highway and multi-modal transport infrastructure, including: new road and redway extensions; a new bridge over the M1 motorway; a new bridge over the River Ouzel; works to the Tongwell Street corridor between Tongwell roundabout and Pineham roundabout including new bridge over the River Ouzel; alignment alterations to A509 and Newport Road; and associated utilities, earthworks and drainage works) EIA development

At Milton Keynes East, Land East and West of A509 London Road , Newport Pagnell , MK16 0JA

Deadline: 18/02/2025

Planning Officer: Lakeisha Peacock

Committee resolved to object to this proposal, due to the ongoing impact the proposed delay to providing the necessary strategic highway infrastructure will have on residents of the development as well as the surrounding areas. The highway infrastructure works are already causing significant issues to our residents of Willen and the surrounding areas, with congested roads and major traffic build-up making journeys in this area very difficult, particularly at peak times. The developer should not be permitted to delay the works any longer than the stipulations of the granted planning permission and works should be monitored to ensure these timelines are adhered to.

The following application/s were tabled having been received after the publication of the agenda but requiring a decision before the next meeting.

Notifications:

iii. **PLN/2025/0179**

Certificate of Lawfulness for the existing use of property as a House in Multiple Occupation (HMO) (Use Class C4)
at 11 PENRYN AVENUE, FISHERMEAD, MILTON KEYNES, MK6 2BP

Comments by (13/02/2024) Planning Officer: Madison Graham

Committee resolved that as no files were available to view on the MKCC online planning register, the Committee Clerk would contact the Planning Officer directly to request information, which can be considered by the Committee by email.

iv. **PLN/2025/0181**

Certificate of Lawfulness for existing use as a 6 bedroom house in multiple occupation (use class C4)
At 62 POLRUAN PLACE, FISHERMEAD, MILTON KEYNES, MK6 2EA

Comments by (14/02/2024) Planning Officer: Madison Graham

Committee resolved that as no files were available to view on the MKCC online planning register, the Committee Clerk would contact the Planning Officer directly to request information, which can be considered by the Committee by email.

b. Licensing

Committee noted the following licensing application/s was responded to with a response of 'no comment', through the delegated powers given to the Committee Clerk:

i. **Street Trading Consent Renewal** - Star Kebabs, Oldbrook Boulevard, Oldbrook Ref 133032

Hours applied for Monday to Sunday 17:00 – 22:00

ii. **Street Trading Consent Renewal** - Cafe Max, Wickes Car Park, Grampian Gate, Winter Hill Ref 161321

Hours applied for Monday - Sunday 08:00 – 16:00

The existing conditions on the consent are:

A litter bin is to be provided for customer use throughout every trading period.

The consent holder is responsible for appropriate disposal of the waste arising.

iii. **Street Trading Consent Boroughwide Renewal** - Howe and Co - YR66 TFK, YT66 EOY, FJ64 WFY, YY73 OMF, YY24 FHP, YY24 FHR, NV15 LZX, V66 FAC

8 Fish and Chip vans to trade Boroughwide for the following times:

Monday to Sunday 12:00 – 14:30 16:00 – 21:00

iv. **Street Trading Consent Boroughwide Renewal** - MSJ Ice Cream Services FJ69UYA (Fresh Whip)

1 ice cream van to trade Boroughwide for the following times:

Monday to Sunday 15:30 to 17.30

c. Update on Past Consultations

Permitted:

- i. 24/01468/COU - 63 Ulyett Place, Oldbrook, MK6 2SD
- ii. 24/01869/DISCON - Mk East Development, London Road, Newport Pagnell
- iii. 24/01775/CLUE - 189 Fishermead Boulevard, Fishermead, MK6 2AA
- iv. PLN/2024/2170 - 6 Hanscomb Close, Woolstone, MK15 0BS
- v. PLN/2024/2315 - 3 Talbot Court, Woolstone, MK15 0HD
- vi. PLN/2024/2451 - Lidl and Units 1-6, Oldbrook Boulevard, Oldbrook, MK6 2YA
- vii. PLN/2024/2450 - Lidl and Units 1-6, Oldbrook Boulevard, Oldbrook, MK6 2YA
- viii. PLN/2024/2135 – Charlestown House, Snowdon Drive, Winterhill, MK6 1BU
- ix. PLN/2024/2117 - Charlestown House, Snowdon Drive, Winterhill, MK6 1BU
- x. PLN/2024/2174 - Charlestown House, Snowdon Drive, Winterhill, MK6 1BU
- xi. PLN/2024/2502 - 65 William Smith Close, Woolstone, MK15 0AN
- xii. PLN/2024/2070 - 67 Brearley Avenue, Oldbrook, MK6 2UD
- xiii. PLN/2024/2093 - Charlestown House, Snowdon Drive, Winterhill, MK6 1BU
- xiv. PLN/2024/2590 - 17 Portland Drive, Willen, MK15 9HD

Refused:

- xv. 24/01710/HOU - 22 Christian Court, Willen, MK15 9HX
- xvi. 24/01589/HOU - Fox Covert, 1 Linford Lane, Willen, MK15 9DL
- xvii. 24/01546/HOU - 80 Century Avenue, Oldbrook, MK6 2UH

Prior approval not required:

- xviii. PLN/2024/2678 - 102 Kirkstall Place, Oldbrook, MK6 2XB

d. Appeals

None

e. Planning Enforcement

Committee received any reports relating to Planning Enforcement.

77/24 General Consultations

The following consultation/s were tabled having been received after the publication of the agenda but requiring a response before the next meeting.

i. Proposed Order to introduce a 20mph speed zone in Woolstone

MK City Council, in exercise of its powers under Sections 82(2) and 83(2) of the Road Traffic Regulation Act 1984, proposes to make the following traffic regulation Order: MILTON KEYNES CITY COUNCIL (THE COUNCIL OF THE BOROUGH OF MILTON KEYNES) (VARIOUS ROADS IN MILTON KEYNES AND SURROUNDING AREAS) (20 MPH SPEED RESTRICTION ZONES) ORDER 2021) VARIATION ORDER 2025

The general effect of the above proposed Order will be to introduce a 20mph speed zone in Woolstone.

MK City Council is now carrying out statutory consultation on the above proposal.

This consultation is also available for public inspection on the MK City Council website at [Proposed 20mph speed zones in Milton Keynes and Surrounding Areas \(TRO-422\) | Milton Keynes City Council](#) The closing date for comments is 5pm on **20 February 2025**.

Committee noted that the request for a 20mph zone in Woolstone had been put to MKCC and this committee by a group of residents, who carried out a consultation of an area of Woolstone, the outcome of which supported the proposal. Committee resolved that it

was important that residents across the estate had their say on the proposal and therefore, Committee resolved that it would support the outcome of statutory consultation.

78/24 Date of Next Meeting

Monday 3 March 2025 at 6:30pm.

Committee noted that Cllr Hearnshaw would be unable to attend this meeting.

To all Interested Parties

11th February 2025

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL UNDER SECTION 174

Site Address: 68 Dexter Avenue, Oldbrook, MILTON KEYNES, MK6 2QH

Alleged Breach: Without planning permission, the unauthorised change of use from a private dwelling house (Use Class C3) to a short-term commercial let/Airbnb (Sui Generis) ('the Unauthorised Change of Use').

Appellants Name: Ms Komal Gohil

Appeal reference: APP/Y0435/C/24/3356055

Appeal start date: 4th February 2025

I refer to the above details. An appeal has been made to the Secretary of State against an enforcement notice issued by Milton Keynes City Council (MKCC).

The enforcement notice was issued for the following reasons:

- It appears to the Council that the Unauthorised Change of Use has occurred within the last 10 years.
- It is considered that the Unauthorised Change of Use is contrary to Policy D2 of Plan: MK because it is at odds with the characteristics of the existing settled and residential family area. The Property is not used as a family home, instead it is rented out on a short-term basis and is currently available to book through Homely Spaces' website (see Appendix 2). This results in a material change of use that is different in character to a private family dwelling. This is due to the regular changeover of guests, additional vehicle movements and cleaning of the Property between guests leading to inconvenience, nuisance, and harm to the amenity of the local residents.

Need to contact us?

Planning.enforcement@milton-keynes.gov.uk
Civic, 1 Saxon Gate East, Milton Keynes MK9 3EJ
www.milton-keynes.gov.uk

- The Unauthorised Change of Use is contrary to Policy DS2 of Plan:MK. The use of the Property as a short-term commercial let/Airbnb reduces the available housing stock and therefore, reduces the overall supply. The Council are required to deliver a specific number of family dwellings each year up to 2050.
- The Unauthorised Change of Use is contrary to Policies D5, CT2 and CT10 of Plan:MK and the Parking Standards SPD (2023). The allocated parking for the Property is for one vehicle only and is located within a private parking area of a set number of designated spaces for each property. The Unauthorised Change of Use, by virtue of the shortfall in allocated parking spaces, increases inappropriate parking upon the highway which cannot accommodate street parking due to dropped kerbs and driveways for other properties. The additional vehicles lead to a harmful impact upon highways safety, and creates an inconvenience, nuisance, and harm to the amenity of the local and adjoining residents. The Council has received complaints about the use of the Property in relation to the lack of parking that the Unauthorised Change of Use creates.
- The Unauthorised Change of Use fails to meet the aims of the National Planning Policy Framework (2023) (NPPF) in particular; Section 2: Achieving sustainable development; Section 5: Delivering a sufficient supply of homes; Section 8: Promoting healthy and safe communities and Section 9: Promoting sustainable transport.
- It is expedient and in the public interest to issue an Enforcement Notice requiring cessation of the Unauthorised Change of Use.

The enforcement notice requires the following steps to be taken:

- Permanently cease the use of the Property as a short-term commercial let/Airbnb.
- Permanently remove the Property listing from all booking websites.
- Permanently remove from site all materials and debris that arise from carrying out steps (i) and (ii) above.

The appellant has appealed against the notice on the following grounds:

Ground (b) – that the breach of control alleged in the enforcement notice has not occurred as a matter of fact.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in the Town and Country Planning (Enforcement) (Written Representations Procedure) (England) Regulations 2002.

If you wish to make comments, you can do so online at <https://acp.planninginspectorate.gov.uk>.

If you do not have access to the internet, you can send your comments to:

Rebecca Gray
The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

All representations must be received by **18th March 2025**. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above.

The appeal documents are available to view on our planning register at www.milton-keynes.gov.uk/planning-register using the bespoke MKCC appeal reference **AP-3698**. As far as reasonably practicable, the register will be updated with further information as the appeal progresses.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in enforcement appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

If you do not own the property to which this correspondence has been sent, please bring the contents of this letter to the attention of the owner.

Yours faithfully,

Lauren Bradwell

Enforcement Planning Officer