

WEST BLETCHLEY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT SUB COMMITTEE HELD ON MONDAY 8TH FEBRUARY 2016 AT WEST BLETCHLEY COUNCIL OFFICES, 221 WHADDON WAY, WEST BLETCHLEY

Present: Cllrs Butson, Gibb, Harvey, Hircock, Kearon, Tony Phillips and Sinclair.

In Attendance: The Clerk

PE16/15 Apologies for Absence – received from Cllrs Helder and Revell.

PE16/16 Planning Applications

16.1: 15/03042/FUL – Change of use from C3 (dwelling) to C4 (HIMO) with 4 lettable rooms (re-submission 15/02254/FUL), 7 Moor Park (**This Council maintains its previous objections as below:-**

This Council objected to this application as it considered that the proposal would:

i not be an appropriate development of this site

ii have a detrimental impact on traffic and parking in this area)

16.2: 15/03151/FUL – Two storey side and rear extension incorporating a loft conversion in the roof space, single storey front porch and rear conservatory. Block paving to front of garden for parking, 15 St Davids Road (**This Council had no objection to this application**)

16.3: 15/03179/FUL – Change of use from offices (use class B1) to day nursery (use class D1), 1 Porchester Close (**This Council objected to this application on the following grounds:**

Insufficient Parking

It is noted that the parking requirement (as detailed in MKC's Parking standards) would be higher for a D1 use as a childcare/nursery provision than its current B1 use. It is contended that use of the current parking provision for this site and nearby parking within the 100m radius (as referred to in the parking standards) is already beyond capacity at key times of the day. The application site is located in a shopping area with nearby community facilities, including a busy community centre, social club and activity centre. The activity centre already provides a pre-school registered for 72 children with 12 members of staff. All available parking in the area is currently utilised by this existing pre-school provision at drop-off and pick-up times with vehicle parking already over-spilling into adjacent roads.

Traffic & Congestion

It is contended that the additional traffic generated by the change of use would have a detrimental impact on traffic in the area and cause undue disturbance to residents living in roads in close proximity to the site at key times of the day in contravention of Policies D1 and C6 of the MK Local Plan. This will also compromise the safety of young children with inappropriate "drop-off" points being used in the busy car park and adjoining streets.

Unsuitable Premises

It is noted that the policy guidance contained at Appendix C6 of the MK Local plan requires details of the proposed maximum numbers of children of each age and proposed method of operation for applications for childcare facilities. The applicant does not provide this information and in particular does not provide details of provision for outdoor play, fencing or special arrangements for dropping off and collecting children as required in the guidance. It is further noted that there is no outdoor area contained within or adjacent to the premises shown on the application site plan)

- 16.4: 15/03189/FUL** – Single storey front extension and addition of a pitched roof to garage, rear side extensions and roof alterations to include raising roof, installation of dormer windows and roof lights, 52 Buckingham Road **(This Council had no objection to this application)**
- 16.5: 16/00028/LBC** – Listed building consent to replace the flooring to the ground floor to flag stones, Melville Farm, 15 Shenley Road **(This Council had no objection to this application)**
- 16.6: 16/00038/FUL** – Removal of conservatory replace with two storey part rear extension with additional window to side elevation, 7 Haydock Close **(This Council had no objection to this application)**
- 16.7: 16/00043/FUL** – Self-contained Annex in rear garden – Resubmission of 15/01866/FUL, 355 Whaddon Way **(This Council maintains its previous objections as below:-**
This Council objected to this application as it considered that:
i) the proposal would be an overdevelopment of this site
ii) the proposed location of the new building is too close to the neighbouring property at 147 Middlesex Drive)
- 16.8: 16/00048/FUL** – Single storey timber outbuilding for use as garden room, 6 Church Green Road **(This Council had no objection to this application)**
- 16.9: 16/00145/FUL** – Change of use from Council office (use class A2) to restaurant and hot food takeaway (use class A3 and A5) and the exterior installation of ventilation system (resubmission of 15/02547/FUL), 200 Whaddon Way **(This Council had no objection to this application subject to both the Planning Officer & Environmental Health Officer being satisfied that the ventilation system will not cause nuisance to or have an adverse impact on neighbours residing in the flats located directly above the shop unit)**
- 16.10: 16/00147/FUL** - Demolition of rear conservatory and single storey rear extension, 56 Severn Way **(This Council had no objection to this application)**

Notice of Approvals

- 16.11: 15/02914/ADV** – Advertisement consent to display 6 external fascia signs (retrospective), 12 Drew Court **(This Council had no objection to this application)**

Notice of Refusals

- 16.12: 15/02904/FUL** – Erection of a single storey dwelling, Land to the Rear of 125 Shenley Road **(This Council objected to this application as it considered that the proposal would be an overdevelopment of this site)**
- 16.13: 15/02973/FUL** – Demolition of rear conservatory and detached side garage and stores. Erection of a two storey side extension, single storey rear extension and front porch, 119 Shenley Road **(This Council had no objection to this application)**

Notice of Appeals

Notice of Appeal Decisions – None

Signature - Chair of the Planning & Environment Committee