

## WEST BLETCHLEY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD ON MONDAY 11<sup>TH</sup> MARCH 2019 AT WEST BLETCHLEY COUNCIL OFFICES, 221 WHADDON WAY, WEST BLETCHLEY

**Present:** Cllrs Belcher, Butson, Sally Crockett, Gibb, Harvey, Hircock & Kearon.

**In Attendance:** Councillor P Moore and the Clerk.

**PE19/14 Apologies for Absence** – received from Cllrs Helder, Sinclair & Thomas.

**PE19/15 Declarations of Interest**

**PE19/16 Minutes of meetings**

Cllr Paul Harvey signed the minutes of the meeting held on 14<sup>th</sup> January 2019 as a correct record of the meeting.

**PE19/17 Ward Matters – None**

**PE19/18 Central Bletchley Masterplan**

The Clerk reported on recent discussions that had taken place with MKC's officers regarding the development of a Masterplan for Central Bletchley. It was noted that work had taken place in developing a 'Central Bletchley Prospectus' which officers consider to be an interim document. The next stage aspiration would be to develop a 'Framework' which would serve as an informal Masterplan.

It was agreed to invite MKC's officers to attend a future meeting of the Council to provide further information regarding the development of the 'Framework'.

**PE19/19 Parking Improvements Projects Update**

**Resolved:** that the report of the Parks & Environment Manager be received.

**Recommended:** that Full Council approve the allocation of a sum of £55,000 (from the Parking Projects Fund) to fund MKC's costs of providing a new run of parking bays in St Clement's Drive.

**PE19/20 Forward Planning**

**Resolved:** that the updated report on MKC Service Delivery Contracts be received.

**PE19/21 Committee Budgets**

**Resolved:** that spending in respect of the 2018/19 budget be noted.

**PE19/22 Planning Applications**

**22.1: 19/00332/FUL** – Sub-division of 78 Kenilworth Drive resulting in two independent dwellings – 3 bed and 1 bed, 78 Kenilworth Drive **(This Council had no objection to this application subject to:-**

**i. the planning officer being satisfied that this proposal is not an overdevelopment of the site, and**

**ii. the MKC highways engineer being satisfied that the development will not have a detrimental impact on traffic and parking in this area).**

**22.2: 19/00345/FUL** – Proposed ground floor rear extension, floor plan redesign and all associated works, 252 Buckingham Road **(This Council had no objection to this application)**

**22.3: 19/00355/FUL** – Garage conversion and new build garden to garden, 19 Aintree Close **(This Council had no objection to this application)**

**22.4: 19/00387/FUL** – Two storey side extension, 20 Walton Heath **(This Council had no objection to this application)**

- 22.5: 19/00388/FUL – Proposed rear conservatory, 3 Archers Wells (This Council had no objection to this application)**
- 22.6: 19/00401/FUL – Single storey rear extension, 67 Shenley Road (This Council had no objection to this application)**
- 22.7: 19/00488/LBC – Listed building consent for windows and door replacement, 139 Buckingham Road (This Council had no objection to this application subject to MKS’s Conservation Officer being satisfied with the proposed works)**
- 22.8: 19/00490/FUL – Single and two storey rear extensions, 70 Rickley Lane (This Council had no objection to this application)**
- 22.9: 19/00514/ADV – Advertisement consent to erect a free standing, powder coated white, steel sign depicting the letter “D” shaped from teliprinter tape, Bletchley Park, Sherwood Drive (This Council had no objection to this application)**

**Notice of Approvals**

- 22.10: 18/02539/FUL – First-floor roof extension with modification of existing roof angle to extend flat roof over original building; erection of ground floor summer room to join on to games room in front garden, 28 Roche Gardens (This Council had no objection to this application subject to the MKC’s Conservation Officer being satisfied that the proposal would not detract from the setting of Listed Buildings and the character and appearance of the Bletchley Park Conservation Area)**
- 22.11: 18/02557/FUL – Proposed single storey bungalow to rear of 75 Forfar Drive (This Council had no objection to this application subject to the planning officer being satisfied that this proposal is not an overdevelopment of the site)**
- 22.12: 18/02854/FUL – Single storey rear extension, 89 St Johns Road (West Bletchley Council had no objection to this application subject to the planning officer being satisfied that this proposal is not an overdevelopment of the site)**
- 22.13: 18/02892/FUL – Erection of a new dwelling with parking, 75 Angus Drive (This Council had no objection to this application subject to:**
  - i. The planning officer being satisfied that this proposal is not an overdevelopment of the site, and**
  - ii. The MKC highways engineer being satisfied that the development will not have a detrimental impact on traffic and parking in this area)**
- 22.14: 18/02897/FUL – Two storey side and rear extension; single-storey rear extension; single front elevation; and internal alterations, 79 Warwick Road (This Council had no objection to this application subject to the planning officer being satisfied that this proposal is not an overdevelopment of the site)**
- 22.15: 18/02902/FUL – Single storey rear extension, 51 St Clements Drive (This Council had no objection to this application)**
- 22.16: 18/03025/TPO – Tree preservation order consent for pruning of Ash (T1) to reduce shading and overhanging and prevent interference with garage guttering, 93 Whalley Drive (This Council had no objection to this application subject to MKC’s Arboricultural Officer being satisfied with the proposed works).**
- 22.17: 18/03045/FUL – Garage conversion with new roof over and single-storey front extension, 72 Windmill Hill Drive (This Council had no objection to this application)**
- 22.18: 19/00057/FUL – Garage extension and conversion to granny annexe, 1 Burns Road (This Council had no objection to this application subject to the planning officer being satisfied that this is not an overdevelopment of the site)**

**Notice of Refusals**

- 22.19: 18/03032/FUL – Convert extension previously approved into 2 bedroom dwelling, 46 Avon Grove (This Council has no objection to this application subject to:**

- i. The planning officer being satisfied that this proposal is not an overdevelopment of the site, and
- ii. The MKC highways engineer being satisfied that the development will not have a detrimental impact on traffic and parking in this area)

### **Notice of Appeals**

**22.20: 18/00279/FUL** – Appeal against refusal for the proposed change of use from parking area to residential building plot for two bedroom bungalow, Land to the Rear, 157 Buckingham Road **(This Council objected to this application on the grounds that the proposal would:**

- i) be an overdevelopment of this site,**
- ii) have a detrimental impact on traffic and parking in this area.**

**This Council requests that this application be referred to the Development Control Committee/Panel for determination and confirms that it will undertake to send a representative to attend to address the Committee/Panel to present this Council's objections).**

**22.21: 18/01422/FUL** - Appeal against refusal for removal of existing function hall and erection of six detached dwellings with car parking, car port, cycle and bin storage, Wilton Hall, Wilton Avenue **(This Council maintained its previous objections, as it considers that the proposal:-**

- i) has inconsistencies between the statements & drawings, namely, it is unclear to the actual number of both storeys and bedrooms**
- ii) will cause additional traffic**
- iii) will result in the loss of a community asset considered to be an important feature of The Bletchley Conservation area.**
- iv) will have a negative impact on the street scene.**

**This Council requests that this application be referred to the Development Control Committee/Panel for determination and confirms that it will undertake to send a representative to attend to address the Committee/Panel to present this Council's objections).**

**22.22: 18/01892/FUL** – Appeal against refusal for change of use from residential to flexible use to include a partial change of use of the ground floor of the dwelling to a childminding facility (Use Class D1), 10 Home 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 C3 use. The requirement for 5 parking spaces could not be accommodated on site and it is contended that nearby parking within the 100m radius (as referred to in the parking standards) is already beyond capacity at key times of the day.**

#### **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 close proximity to the site at key times of the day in contravention of Policies D1 and C6 of the MK Local Plan.**

#### **Unsuitable Premises**

**It is contended that the application does not meet the criteria for partial use of a residential property for the provision of childcare facilities as stated in Appendix C6 of the MK Local Plan in that:**

- Persons other than those resident in the dwelling house are to be employed**
- The proposed maximum number of children is above 10**
- The application does not comply with the Parking Standards set out at Paragraph 4 of the appendix**

- There is not good separation between internal areas to be used and the living areas of adjacent dwellings
- Provision for outdoor children's play is not shown to be provided in accordance with the criteria).

**Notice of Appeal Decisions – None**

**PE19/23 Date of Next Meeting**

Members noted that the next scheduled meeting of the Planning & Environment Committee meeting would be held on Monday 29<sup>th</sup> April 2019 at 7pm.

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**Signature - Chair of the Planning & Environment Committee**