

WEST BLETCHLEY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD ON MONDAY 11TH JANUARY 2016 AT WEST BLETCHLEY COUNCIL OFFICES, 221 WHADDON WAY, WEST BLETCHLEY

Present: Cllrs Butson, Gibb, Harvey, Helder, Kearon, Tony Phillips, Revell, Sinclair, Thomas and Vaidyanathan.

In Attendance: the Clerk, the Head of Council Services and 11 residents

PE16/01 Apologies for Absence

Apologies were received from Cllr Hircock.

PE16/02 Declarations of Interest - None

PE16/03 Public Questions

Residents raised concerns regarding the retrospective application for development at 6 Cottingham Grove and asked for the Council's support in objecting to this application. Mr Smith of Haddington Close presented information regarding his application for planning permission (ref:15/02951/FUL).

PE16/04 Minutes of meetings

Cllr Harvey signed the minutes of the meeting held on 9th November 2015 as a correct record of the meeting.

PE16/05 Ward Matters - None

PE16/06 Allotment Procedures

Resolved: that the revised procedures for letting allotment plots, as detailed in the report, be approved.

PE16/07 Speeding in Kennet Drive

Resolved that:

- i) the report of the Community Safety Officer be received,
- ii) the Council's Speed Indicator Device be deployed periodically in Kennet Drive to encourage a reduction in the speed of traffic travelling on this road.

PE16/08 Rickley Park

Resolved that:

- i) the report of the Head of Council Services be received,
- ii) Finance & General Purposes be asked to make a provisional allocation in the Council's capital programme for the proposed redevelopment of Rickley Park.

PE16/09 Committee Budgets

Resolved: that spending to date in respect of this year's budget be noted.

PE16/10 Planning Applications

10.1: 15/02868/FUL – Amendments to the siting and height of a previously approved ancillary granny annexe granted planning permission under planning permission 14/01361/FUL (retrospective), 6 Cottingham Grove (**This Council objected to this application as it considered that the development has an overbearing impact that harms the amenity of the residents of 35 Browning Crescent. In particular:**

- 1. The annex is situated too close to the rear of 35 Browning Crescent which has an existing rear extension that is not shown on the location plan or referred to in any of the reports.**
- 2. The annex is constructed 0.3m higher than permitted in the original approval.**
- 3. The amended finish to the annex, in bright white, is intrusive and overbearing.**
- 4. The current proposal makes no provision for landscaping or screening. It is noted that the original application showed trees on the unregistered land which**

would provide screening to 35 Browning Crescent. These have now been removed. Also, a condition of the original proposal required the submission of a landscaping scheme prior to commencement to "protect the appearance and character of the area and to minimise the effect of development on the area". Milton Keynes Council's Development Control Committee is asked to refuse this application and in doing so pass a resolution requiring that enforcement action is taken to ensure that this development is made to comply, in all respects, with the existing permission as detailed in the decision notice dated 20th August 2014)

- 10.2: 15/02951/FUL – Change of use from amenity land to private garden land (resubmission of 15/02013/FUL), 9, 10 & 11 Haddington Close **(This Council had no comment on this application)**
- 10.3: 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)**
- 10.4: 15/03016/FUL – First floor extension over existing converted garage, 40 South Lawne **(This Council had no objection to this application)**
- 10.5: 15/03088/TCA – Notification of intention to fell three Lawson Cypress trees, St Marys Church, Church Green Road **(This Council had no objection to this application)**
- 10.6: 15/03106/FUL – Two storey side, two storey and single storey rear extension, 129 Church Green Road **(This Council had no objection to this application)**
- 10.7: 15/03125/FUL – Provision of additional parking spaces within existing car park, Challenge House, Sherwood Drive **(This Council had no objection to this application)**

Notice of Approvals

- 10.8: 14/01585/LBC – Listed building consent to carry out lime rendering on entire outside surface, leaving beams and some brickwork exposed, paint finishes to lime render, window frames and casements, ground floor window nose replacements, internal wall re-rendering, paint removal from beams, chimney cauls and linings (retrospective), Melville Farm, 15 Shenley Road **(This Council had no objection to this application)**
- 10.9: 15/01104/DISCON – Discharge of conditions 3 (levels), 4 (groundworks near railway), 7 (road and footway details) and 25 (surface water drainage) pursuant to 15/00171/REM, Site at Former Council Depot Sherwood Drive **(This Council had no objection to this application, subject to the technical approval of Milton Keynes Council's Highways Engineer)**
- 10.10: 15/01126/LBC – Listed building consent to carry out internal and external alterations to ground and first floors, including ceiling alterations, floor repairs and replacement, alterations to bathroom, installation of shower room in existing WC, installation of 2 outside taps, Melville Farm, 15 Shenley Road **(This Council had no objection to this application)**
- 10.11: 15/01951/TCA – Notification of intention to crown reduce 1 x Ash Tree, 12 Welchman Court **(This Council requested further information as stated in the consultation response of Milton Keynes Councils Tree Officer)**
- 10.12: 15/02105/FUL – Creation of an Ecoblock grass seeded overflow carpark, Faulkner Green, Bletchley Park, Sherwood Drive **(This Council had no objection to this application)**
- 10.13: 15/02150/FUL – Erection of bin store and loss of one parking space, Site at Mellish Court **(This Council had no objection to this application)**
- 10.14: 15/02268/FUL – Two storey front extension and minor elevational amendments (resubmission of 15/01471/FUL), 159 Whalley Drive **(This Council had no objection to this application)**

- 10.15: 15/02456/TCA** - Notification of intention to remove basal and epicormic growth of 1 Lime tree (T2), fell 8 Ash trees (T3, T7, T9, T10, T11, T12, T23 and T24), fell 3 Lawson Cypress trees (T4, T5 and T31), fell 1 Western Red Cedar (T6), crown clean 1 Atlantic Cedar (T8), fell 10 Sycamore trees (T13, T14, T15, T16, T17, T19, T20, T21, T22 and T32), fell 1 Hawthorn tree (T18), fell 1 Holly tree (T25), fell 3 Irish Yew trees (T26, T27 and T35), fell 1 Japanese Cedar (T28), fell 2 English Yew trees (T29 and T34) and remove Ivy on 1 False Acacia (T33), St Marys Church, Church Green Road **(This Council had no objection to this application but requested that the Planning Officer considers placing a condition on this permission for a form of replacement planting in the area denoted G34)**
- 10.16: 15/02460/FUL** – Erection of a white uPVC orangery in rear garden, 165 Shenley Road **(This Council had no objection to this application)**
- 10.17: 15/02590/ADV** – Advertisement consent for 4 x sponsorship signs, Tattenhoe Roundabout **(This Council had no objection to this application)**
- 10.18: 15/02607/MMAM** – Minor material amendment to application 15/00224/FUL to replace the curved front wall so it projects 225mm in front of existing porch and is flush; including further internal alterations, Frank Moran Centre, Melrose Avenue **(This Council had no objection to this application)**
- 10.19: 15/02663/FUL** – Single storey rear extension (part retrospective), 4 Cardigan Close **(This Council had no objection to this application)**
- 10.20: 15/02798/ADV** – Advertisement consent for four non illuminated signs, Windmill Hill Roundabout **(This Council had no objection to this application)**

Notice of Refusals

- 10.21: 15/02055/FUL** - Variation of wording to condition 8 (Secured by Design Certificate) attached to application 14/02127/FUL to 'Ground floor and easily accessible glazing should have at least one pane laminated to at least 6.4mm in thickness. The installed doors and windows shall be Smart Systems Ltd Small Wall single and double doorsets and Senior Architectural Systems SPW600 Series windows', The White Hart, Whaddon Way **(This Council had no objection to this application)**
- 10.22: 15/02148/FUL** – Proposed front porch, two storey side extension and single storey rear extension, 21 Bute Brae **(This Council was concerned that this proposal may be an overdevelopment of this site)**
- 10.23: 15/02393/FUL** – Single storey rear extension, Rashleighs, 67a Warwick Road **(This Council objected to this application as it considered that the proposal would be an overdevelopment of this site)**
- 10.24: 15/02400/FUL** – Proposed new dwelling adjoining 25 Dorchester Avenue, Land West of 25 Dorchester Avenue **(This Council objected to this application as it considered that the proposal would:**
- i be an overdevelopment of this site**
 - ii result in an unacceptable visual intrusion & loss of light to the neighbouring properties**
 - iii have a detrimental impact on traffic and parking in this area)**
- 10.25: 15/02484/FUL** – Single storey rear extension, 82 Hexham Gardens **(This Council did not comment on this application)**
- 10.26: 15/02547/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, 200 Whaddon Way **(This Council had no objection to this application subject to the Planning 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)**
- 10.27: 15/02692/FUL** – Two storey side, single storey rear extensions, new front porch and new detached garage (resubmission of 15/01365/FUL), 8 Birkdale Close **(This Council had no objection to this application)**

Notice of Appeals

- 10.28: 15/00816/FUL** - Appeal against refusal for erection of 3 bedroom detached residential dwelling at Land adjacent to Fennella, Park Gardens **(This Council requested the following further information to enable it to consider its comments regarding this application:-**
- i. the consultation response of Milton Keynes Council's Conservation Advisor**
 - ii. the consultation response of Milton Keynes Council's Highways Advisor)**
- 10.29: 15/02148/FUL** – Appeal against refusal for a proposed front porch, two storey side extension and single storey rear extension, 21 Bute Brae **(This Council was concerned that this proposal may be an overdevelopment of this site)**

Notice of Appeal Decisions – None

PE16/11 Other Planning Matters

a) Salden Chase

Confirmation was still awaited of the dates when the current applications for development would be considered by Aylesbury Vale District and Milton Keynes Councils although it was currently understood that this would not be before March 2016.

b) St George's Road Hostel

Confirmation of the proposed future use of this site was awaited from Milton Keynes Council.

c) Berwick Drive Garage Site

Proposed amendments to the Berwick Drive Development Garage Site Brief arising from the public consultation had been agreed by Milton Keynes Council and a revised brief approved. It was noted that MKC's decision regarding this matter included that a representative from the Council's Housing Department be requested to have discussions with West Bletchley Council to see how parking could be improved.

PE16/12 Consultation Documents

a) Draft Milton Keynes Intelligent Transport Systems Strategy

Resolved: that "no comment" be made in respect of this consultation.

b) Milton Keynes Council Budget Consultation – 2016/17 – Local Bus Service 28

Resolved: that MKC's proposals regarding the future of this bus service be noted.

PE16/13 Reports from representatives appointed to serve on External Bodies - None

PE16/14 Date of Next Meeting

Members noted that the next scheduled meeting of the Planning Sub Committee would be held on Monday 8th February 2016 at 7pm.

It was further noted that a Planning & Environment Committee meeting would be held on Monday 14th March 2016 at 7pm.

Signature - Chair of the Planning & Environment Committee