

## WEST BLETCHLEY COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD ON MONDAY 16<sup>TH</sup> JANUARY 2017 AT WEST BLETCHLEY COUNCIL OFFICES, 221 WHADDON WAY, WEST BLETCHLEY

**Present:** Cllrs Belcher, Butson, Crockett, Gibb, Harvey, Helder, Kearon, S Long, McKenzie, Phillips and Sinclair

**In Attendance:** The Clerk.

**PE17/01 Apologies for Absence** – received from Cllr Hircock.

**PE17/02 Declarations of Interest** – None

**PE17/03 Minutes of meetings**

Cllr Harvey signed the minutes of the meetings held on 31<sup>st</sup> October, 7<sup>th</sup> November, 21<sup>st</sup> November and 5<sup>th</sup> December 2016 as correct records of the meetings.

**PE17/04 Ward Matters** – None

**PE17/05 Committee Budgets**

**Resolved:** that spending in respect of the 2016/17 budget be noted.

**PE17/06 Planning Applications**

- 6.1: 16/03464/FUL** – Two storey side extension, single storey rear extension and replacement of rear flat roof, 98 Milton Grove (**This Council had no objection to this application**)
- 6.2: 16/03613/FUL** – Single storey side extension and garage conversion, 35 Trafalgar Avenue (**This Council had no objection to this application**)
- 6.3: 16/03625/FUL** – Two storey rear extension with car port, 164 Newton Road (**This Council had no objection to this application**)
- 6.4: 16/03638/FUL** – Single storey extension to existing detached garage (resubmission 16/01954/FUL), 22 Haydock Close (**This Council had no objection to this application subject to the planning officer being satisfied that this is not an overdevelopment of the site**)
- 6.5: 16/03652/FUL** – Part single and part two storey rear extension, 35 Tattenhoe Lane (**This Council had no objection to this application**)
- 6.6: 16/03654/FUL** – Sub-division of dwelling and porch extension, 8 Forfar Drive (**This Council objected to this application as it considered that the proposal would:**
  - i) be an overdevelopment of the site**
  - ii) have a detrimental impact on traffic and parking in this area**)
- 6.7: 17/00017/FUL** – Single storey rear extension, 6 Church Green Road (**This Council had no objection to this application**)
- 6.8: 17/00030/FUL** – Single storey rear and two storey side extensions, 10 Browning Crescent (**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 Approvals**

- 6.9: 16/02156/FUL** – Replacement drive surface and construction of single storey link and side extension, Well House, Church Green Road (**This Council had no objection to this application**)
- 6.10: 16/02157/LBC** – Listed building consent for a replacement drive surface and construction of single storey link and side extension, Well House, Church Green Road (**This Council had no objection to this application**)

- 6.11: **16/02532/FUL** – Single storey rear extension, 68 Milton Grove (**This Council had no objection to this application**)
- 6.12: **16/02575/FUL** – Proposed single storey rear extension and part garage conversion with roof lights, 7 Haydock Close (**This Council had no objection to this application**)
- 6.13: **16/02577/FUL** – Erection of garden shed in rear of property (part retrospective), 35 Browning Crescent (**This Council had no objection to this application**)
- 6.14: **16/02706/FUL** – Construction of a new dwelling (resubmission 15/02888/FUL), 22 Brooke Close (**This Council had no objection to this application**)
- 6.15: **16/02806/TPO** – Tree preservation order consent for partial crown reduction to clear highway trees, 1m from boundary fence for trees with DBH (Diameter at Breast Height) above 10 inches and fell to ground level trees 1 metre from boundary fence with a DBH (Diameter at Breast Height) below 10 inches to group of Deciduous trees (G1) and pollard to 7m from ground level of 1 Willow tree (T1), The Mansion, Bletchley Park (**This Council had no objection to this application**)
- 6.16: **16/02936/FUL** – Single storey extension to rear of existing garage; replace timber infill around garage door with brickwork, 12 Epsom Grove (**This Council had no objection to this application**)
- 6.17: **16/03003/FUL** – Two storey side and single storey front extension, 64 Tattenhoe Lane (**This Council had no objection to this application**)
- 6.18: **16/03055/FUL** – Installation of security screens to doors and windows on block D, installation of 1800mm high trident point palisade security fence along boundary line to Spur C to old security building to West of Spur C, Museum, Bletchley Park (**This Council had no objection to this application**)
- 6.19: **16/03056/LBC** – Listed building consent for the installation of security screens to doors and windows on block D, installation of 1800mm high trident point palisade security fence along boundary line of Spur C to old security building to West of Spur C, Museum, Bletchley Park (**This Council had no objection to this application**)
- 6.20: **16/03080/FUL** – Single storey rear extension conservatory, 21 Dorchester Avenue (**This Council had no objection to this application**)

**Notice of Refusals - None**

**Notice of Appeals - None**

**Notice of Appeal Decisions – None**

**PE17/07 Informal Consultation – Path off Gleneagles Close (Footpath 82)**

**Resolved:** that this Council **objects** to the proposed diversion of the Right of Way on the grounds that:

- i) the proposed new route would result in lower quality and diversity of views for the path user, as it would be changed from a natural pathway across grass with clear views of vegetation to the side and beyond to a narrow hard surfaced channel, set between fencing and with two dwelling houses (no.15 and the proposed house) causing an overbearing impact,
- ii) the proposed new route would result in significant additional maintenance costs to the taxpayer which is considered to be an unreasonable burden,
- iii) the proposed new route would subject users to potential dangers and hazards. It would introduce conditions (e.g. darkness, narrowness, poor visibility, and hiding places) likely to encourage antisocial or criminal behaviour against users, and create a perception that this may be the case. The existing RoW is open and users can see what is in front and behind them, but can also see around the corners of the path that the RoW connects to, ensuring they would not be surprised by those with criminal intentions. In contrast the proposed RoW would be narrow and at night it would be dark, too. It would provide poor visibility when accessing the open

space to the rear of the proposed dwelling, and the proposed vegetation would restrict visibility even more, such that users would be put at unnecessary risk of those with criminal intentions,

- iv) the proposed new route is not suitable, either in width, position or design, to replace the current access for emergency vehicles to enter the golf course which we understand has been used by both ambulance and police cars,
- v) the applicant has not demonstrated that it has considered alternatives to the altering of a right of way, i.e. amending proposals, changing boundary locations or alternative routes for the new RoW etc and why they have been dismissed.

**PE17/08 Other Planning Matters**

**a) Salden Chase**

Notice was still awaited of the date of the meeting of Development Control Committee when MKC would give further consideration to application 15/00619/FUL relating to “physical improvements to the Tattenhoe and Bottledump roundabouts and new access onto the A421”.

**b) St George’s Road Hostel**

MKC’s officers had advised that a revised layout had been submitted for application 16/03118/FUL relating to “the erection of 10 x 2 bedroom apartments” which now showed all parking associated with the proposal within the boundary of the site.

**PE17/09 Reports from representatives appointed to serve on External Bodies** – None advised.

**PE17/10 Date of Next Meeting**

Members noted that a special meeting of the Planning & Environment Committee would be held on Monday 30<sup>th</sup> January 2017 at 6pm to discuss potential sites for development within the parish with representatives of YourMK.

It was further noted that the next scheduled meeting of the Planning Sub Committee would be held on Monday 13<sup>th</sup> February 2017 at 7pm.

It was also noted that a Planning & Environment Committee meeting would be held on Monday 13<sup>th</sup> March 2017 at 7pm.

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