

WEST BLETCHLEY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & ENVIRONMENT COMMITTEE HELD ON MONDAY 7TH NOVEMBER 2016

AT WEST BLETCHLEY COUNCIL OFFICES, 221 WHADDON WAY, WEST BLETCHLEY

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

In Attendance: the Clerk, the Head of Council Services and 8 residents.

PE16/90 Apologies for Absence – received from Cllrs Hircock and Phillips.

PE16/91 Declarations of Interest – Cllr Legg declared an interest in respect of all planning matters.

PE16/92 Public Questions

Residents raised concerns regarding the application for development on land north of 15 Gleneagles Close and asked for the Council's continued support in objecting to the new application.

PE16/93 Minutes of meetings

Cllr Harvey signed the minutes of the meetings held on 22nd August, 5th & 26th September and 24th October 2016 as correct records of the meetings.

PE16/94 Ward Matters – None

PE16/95 Traffic and Parking in Tattenhoe Lane

Resolved: that the report of the Clerk be received.

PE16/96 West Bletchley Neighbourhood Plan

Resolved that:

- i) the minutes of the steering committee meeting held on 17th October be received,
- ii) the draft plan be endorsed for submission to Full Council.

PE16/97 Committee Budgets

Resolved that:

- i) spending in respect of the 2016/17 budget be noted,
- ii) the draft estimates for 2016/17 be approved for submission to Finance & General Purposes Committee,
- iii) Finance & General Purposes Committee be asked to establish a new designated project fund for "Parking Projects" and that a sum of £135,000 be allocated to the fund through virements from the following existing budget codes:
 - 120/4800 (Capital Projects General) - £100,000
 - 120/4802 (Capital –Parking Bays) - £20,000
 - 120/4824 (Car Park – St Andrew's Road) - £15,000

PE16/98 Planning Applications

98.1: 16/02428/FUL – Single storey rear extension, 42 Kennet Drive (**This Council had no objection to this application**)

98.2: 16/02700/FUL – Diversion of a right of way and erection of a three bedroom detached house together with associated works, Land to the North of 15 Gleneagles Close (**This Council maintains its strong objection to this application on the grounds that the proposed development:**

- i) would result in a loss of amenity open space enjoyed by local residents, where children currently play, which we understand has been maintained by the Council as amenity land in accordance with an agreement dated 1971,**

- ii) includes for the removal of part of an existing hedgerow which local residents advise is a habitat for wildlife including many species of birds and bats,
- iii) would be situated too close to the protected Ash Tree, whose canopy would restrict the amount of daylight and sunlight that would reach inside the property, resulting in an unacceptably poor standard of living accommodation,
- iv) would generate increased traffic in an area where the road network is already considered as being 'overloaded',
- v) would result in the neighbouring properties experiencing a loss of privacy and light,
- vi) would place a further water disposal burden in an area which is already considered as suffering from poor drainage,
- vii) includes for the diversion of the Sewer to a position that it is considered to be too close to the foundations of the neighbouring property).

In respect of the proposed diversion of the Right of Way this Council contends that:

- viii) 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,
- ix) the proposed new route would result in significant additional maintenance costs to the taxpayer which is considered to be an unreasonable burden,
- x) 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,
- xi) 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,
- xii) 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)

- 98.3: **16/02869/FUL** – Demolition of existing single storey garage and erection of two storey side extension, 1 St Marys Avenue **(This Council had no objection to this application)**
- 98.4: **16/02951/FUL** – Replacement of existing fence, 33 Windmill Hill Drive **(This Council had no comment on this application)**
- 98.5: **16/02978/FUL** – Single storey side extension, 15 Travis Grove **(This Council had no objection to this application)**
- 98.6: **16/03003/FUL** – Two storey side and single storey front extension, 64 Tattenhoe Lane **(This Council had no objection to this application)**

Notice of Approvals

- 98.7: 16/01736/FUL** – Single storey side conservatory, 6 The Old Diary **(This Council had no objection to this application)**
- 98.8 16/01762/FUL** – Demolition of existing conservatory and erection of single storey rear extension, 3 Cottingham Grove **(This Council had no objection to this application)**
- 98.9: 16/01874/FUL** – Conservatory to rear, 83 Church Green Road **(This Council had no objection to this application subject to the Planning Officer being satisfied that the development will not be an unacceptable visual intrusion and/or cause loss of light to the neighbouring property)**
- 98.10: 16/01894/FUL** – Single storey front extension, part two storey and part first floor side extension, 75 Windmill Hill Drive **(This Council had no objection to this application)**
- 98.11: 16/01915/FUL** – Replacement of flat roof over porch and garage with new pitched roof, 94 Windmill Hill Drive **(This Council had no objection to this application)**
- 98.12: 16/02011/FUL** – Two storey rear extension and conservatory to provide annex for an elderly relative of the applicant, 38 Turnberry Close **(This Council had no objection to this application)**
- 98.13: 16/02179/FUL** – Construction of a detached outbuilding containing a Koi pond in the rear garden, 52 Buckingham Road **(This Council had no objection to this application)**
- 98.14: 16/02253/TPO** – Tree preservation order consent to prune back all branches overhanging garden of 16 Welchman Court to source by up to 4 metres to 1 x twin stem Ash (T1) at southern boundary of site; prune back overhanging branches to source by up to 3 metres and remove major deadwood (>25mm diameter) to 1 x Ash (T2), The Mansion, Bletchley Park, Sherwood Drive **(This Council had no objection to this application)**
- 98.15: 16/02464/FUL** – Demolition of existing conservatory and erection of first floor side extension and single storey rear extension, 8 Wilton Avenue **(This Council had no objection to this application)**

Notice of Refusals

- 98.16: 16/01405/FUL** – Demolition of existing D2 building and erection of 3 bedroom detached bungalow (resubmission of 15/00816/FUL), Land Adj 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.**
- 98.17: 16/01868/FUL** – Demolition of attached garage and front porch and replacement with two storey side extension and single storey rear extension with single storey front porch extension, 13 Haddington Close **(This Council had no objection to this application subject to the Planning Officer being satisfied that the development will not be an unacceptable visual intrusion and/or cause loss of light to the neighbouring property)**

Notice of Appeals

- 98.18: 16/01413/FUL** - Appeal against refusal for a part first floor, part two storey front extension and single storey rear extension, 145 Whalley Drive **(This Council had no objection to this application)**

Notice of Appeal Decisions – None

PE16/99 MKC Consultations

a) Open Spaces Assessment

Resolved: that MKC be advised that this Council considers that the following areas, not currently designated as open space but being of significant importance to the local community, merit protection and should, therefore, be designated as Local Green Space as part of the Open Spaces Assessment:

1. Tweed Drive
2. St Clements Drive
3. Rear of Hunstanton Way
4. Shenley Road
5. Whiteley Crescent
6. Buckfast Avenue
7. Avon Grove
8. Gleneagles
9. Forfar Drive
10. St Clements/Chepstow Drive
11. Wincanton Hill
12. Flowers Walk

b) Proposed amendments to the Scheme of Delegation and Constitution

Recommended: that West Bletchley Council supports the following recommendations in respect of the proposed amendments to the Scheme of Delegation and Constitution:

1. Minor planning applications, where the planning officer agrees with an objection or condition request from a P&TC (*Parish & Town Council*), do not need to go to DCP.
2. In cases where the planning officer disagrees, he should discuss with the P&TC which then has the right to escalate to DCP (*Development Control Panel*) providing it agrees to provide a speaker so the escalation would not be automatic.
3. The consultation period for P&TCs should be extended to 28 days as it is for Ward Cllrs and, providing it does not compromise decision timescales, the planning officer should agree requested extensions. This would also apply to major applications.
4. The MKC IT system should automatically inform Clerks (and Ward Cllrs) of a new validated application in their Parish on the first day of the consultation period.
5. The MKC IT system should automatically inform Clerks (and Ward Cllrs) of the date at which DCP will consider an application to which the P&TC has objected or requested conditions as in (2) above.
6. P&TCs should make their objections or request for conditions on the basis of Planning Policies and Planning Guidance.
7. A training programme should be developed between MKC Planning and MKALC to provide planning skills to P&TCs and advisory targets for trained cllrs could be agreed.
8. No change should be made to speaking rights.
9. P&TCs should, subject to there being valid planning grounds, retain the right to require a planning application to be considered by the DCC/DCP.

PE16/100 Reports from representatives appointed to serve on External Bodies – None advised.

PE16/101 Date of Next Meeting

Members noted that the next scheduled meeting of the Planning Sub Committee would be held on Monday 5th December 2016 at 7pm.

It was further noted that a Planning & Environment Committee meeting would be held on Monday 16th January 2017 at 7pm.

Signature - Chair of the Planning & Environment Committee