



Minutes of the DEVELOPMENT CONTROL COMMITTEE held on THURSDAY 2 FEBRUARY 2017 at 7.00 pm.

Present: Councillor A Geary (Chair)
Councillors: Alexander, Bint, Exon, Ferrans (Substituting for Councillor Eastman), Legg, Morla, Petchey, P Williams and C Wilson

Officers: A Rose (Service Director - Growth, Economy and Culture), B Leahy (Head of Development Management), A Smith (Senior Planning Officer), N Wheatcroft (Senior Planning Officer), J Robinson (Senior Planning Obligations Officer), A Swannell (Highways Engineer), N Ahmad (Solicitor – Planning) and D Imbimbo (Committee Manager).

Apologies: Councillors Eastman and McLean

Also Present: Councillors P Geary, M Bradburn and R Bradburn

Number of

Public Present: approx. 50

DCC66 CHAIRMANS WELCOME

The Chair welcomed Members of The Committee, Officers and Public to the meeting.

DCC67 MINUTES OF PREVIOUS MEETING

RESOLVED –

That the minutes of the Meetings of the Development Control Committee held on 1 DECEMBER 2016 and 5 JANUARY 2017 and the meeting of the Development Control Panel on 16 NOVEMBER 2016 be agreed as accurate records, and be signed by the Chair as such.

DCC68 DECLARATION OF INTERESTS

Councillor P Williams asked that it be noted that in respect of application 16/02105/FUL, he would be speaking in objection to the application and would therefore be stepping down from the Committee for that Item.

Councillor Bint asked that it be noted that in respect of application 16/03038/FUL, he was a member of the MK Forum who had submitted objections to the scheme however, he had not had any discussion in respect the application and would judge it on its merits.

Councillor A Geary asked that it be noted that in respect of Application 16/02217/OUT, one of the objectors had recently worked

for him, however he had not discussed the matter with him and would judge the application on its merits.

DCC69

REPRESENTATIONS ON APPLICATIONS

Mr T Skelton and Councillor P Williams (Ward Councillor) spoke in objection to application 16/03038/FUL, The demolition of the two existing buildings and the erection of one building of up to seven storeys in height comprising commercial floorspace (Use Class A1, A2, A3, A4, A5, B1 or D1) ancillary uses at ground floor; and 139 residential apartments (Use Class C3) on upper floors; together with landscaped gardens, off road car and cycle parking, and associated works (Resubmission of 15/02972/FUL) (Amended Plans and Description of Development) at Land At 809 To 811, Silbury Boulevard, Central Milton Keynes.

The applicants Agent, Ms K Hopcroft exercised the right of reply.

Councillor Thomas (Central Milton Keynes Town Council spoke in support of the application).

DCC70

PLANNING APPLICATIONS

15/00619/FUL

PHYSICAL IMPROVEMENTS TO THE BOTTLEDUMP ROUNDABOUTS AND A NEW ACCESS ONTO THE A421 (PRIORITY LEFT IN ONLY) TO ACCOMMODATE THE DEVELOPMENT OF LAND IN AYLESBURY VALE DISTRICT REFERENCE 15/00314/AOP AT LAND AT BUCKINGHAM ROAD, TATTENHOE ROUNDABOUT, STANDING WAY TO BOTTLE DUMP ROUNDABOUT FOR SWMK CONSORTIUM

The Head of Development Management told the Committee that the application had been previously considered by the Committee at its meeting on 17 November 2016 and at that meeting the matter was deferred to allow further information to be provided in respect of the modelling and modelling processes used to complete the transport assessment, to ascertain the implications and give a view to Aylesbury Vale District Council as the works relate to a site within that authority area. The revised report does not address these points and therefore to allow that committee resolution to be addressed further modelling is required. It is therefore recommended that the determination of the application is further deferred to allow that work to be undertaken.

Councillor A Geary proposed that the

recommendation be agreed and that the determination of the application be deferred without further debate, this was seconded by Councillor Legg.

Councillor A Geary confirmed that he would also carry over the list of speakers registered to speak in objection to the relevant meeting.

On being put to the vote the proposal was carried unanimously

RESOLVED –

That determination of the application be deferred to allow further modelling and testing of the Transport Assessment.

16/01475/FUL

DEMOLITION OF EXISTING PUBLIC HOUSE AND ERECTION OF 27 DWELLINGS, TWO STOREY D1 USE BUILDING FOR A NURSERY AND ASSOCIATED CAR PARKING TO EAST OF ST AUGUSTINES CHURCH AT SITE AT THE SUFFOLK PUNCH, LANGCLIFFE DRIVE, HEELANDS FOR HIGH STREET HOMES

The Senior Planning Officer told the Committee that a request had been received jointly from the Developers, the Ward Councillors and the Parish Council for the determination of the application to be deferred to allow negotiation to be undertaken to reach a mutually agreeable option for the provision of a community facility and therefore the recommendation was that the determination of the application be deferred.

Councillor A Geary proposed that the recommendation be agreed for the reasons stated, this was seconded by Councillor Legg.

Councillor A Geary confirmed that he would also carry over the list of speakers registered to speak in objection to the relevant meeting.

Councillor A Geary further told the Committee that he wished to commend the Ward Councillors for the pro-active work they had undertaken in seeking to find a solution for the community.

On being put to the vote the proposal to defer the determination of the application for the reasons stated was carried unanimously and it was;

RESOLVED –

That determination of the planning permission be deferred to allow negotiation between the Developer, Ward Councillors, the Parish Council and other relevant parties to reach a mutually agreeable option for the provision of a community facility.

16/03038/FUL

THE DEMOLITION OF THE TWO EXISTING BUILDINGS AND THE ERECTION OF ONE BUILDING OF UP TO SEVEN STOREYS IN HEIGHT COMPRISING COMMERCIAL FLOORS (USE CLASS A1, A2, A3, A4, A5, B1 OR D1) ANCILLARY USES AT GROUND FLOOR; AND 139 RESIDENTIAL APARTMENTS (USE CLASS C3) ON UPPER FLOORS; TOGETHER WITH LANDSCAPED GARDENS, OFF ROAD CAR AND CYCLE PARKING, AND ASSOCIATED WORKS (RESUBMISSION OF 15/02972/FUL) (AMENDED PLANS AND DESCRIPTION OF DEVELOPMENT) AT LAND AT 809 TO 811, SILBURY BOULEVARD, CENTRAL MILTON KEYNES FOR MR RICHARD TOPHAM

The Senior Planning Officer introduced the application with a presentation. The Committee heard that following a representation from MK Forum it was recommended that condition 4 be amended to read;

‘(4) Prior to the commencement of the development hereby permitted, a scheme for the recording of the existing porte-cochere *and buildings on the site* shall have previously been submitted to and approved in writing by the Local Planning Authority. The recording shall be carried out in accordance with the approved details and two copies of the recording report shall be deposited with Milton Keynes Sites and Monuments Record with an additional copy of the report to be forwarded to the National Monuments Record prior to the commencement of the development.

Reason: To ensure that affected heritage assets are adequately recorded pursuant to paragraph 141 of the National Planning Policy Framework and Policy CS19 of the Core Strategy 2013’

The Committee heard that revisions had been made to the scheme to seek to address concerns previously expressed by the Committee when the scheme was refused planning permission.

The Committee heard that the recommendation remained to approve the application subject to the conditions as detailed in the Committee report, amended as above and the completion of a S106 agreement.

The Committee heard representations from objectors who raised the following concerns;

- Details of the Councils viability assessment had not been made available in time to allow a full assessment by third parties.
- The Viability Assessment identifies areas of concern in respect of the accounting mechanisms used by the developers.
- The Committee report does not make it clear whether there is adequate provision for 'claw-back' in the event that the property is later sold.
- The Density of the development exceeds that recommended in the Neighbourhood Plan.
- The Height of the development is likely to cause over shadowing of adjacent properties.
- Residents are still concerned that the revised scheme will dominate the area.
- The level of provision of affordable housing is too low.

The applicant's agent told the Committee that the proposal was a private rental scheme and did not therefore allow for greater contributions to the S106 agreement. It was further noted that analysis of the light impact of the scheme demonstrated that there was no harm to local properties. The scheme had been revised to address those concerns that led to the refusal of the previous application, and was in full accordance with all relevant policies.

The Committee also heard that the Town Council supported the revised scheme which whilst not ideal did meet policy.

The Senior Planning Obligations Officer confirmed that the viability assessment had been robustly tested and Officers were satisfied that the provision was appropriate under the circumstances, it was

further confirmed that the S106 agreement would include adequate control to ensure that should the dwellings later be sold there would be appropriate contributions made to the Council.

Councillor A Geary proposed that the officer recommendation be agreed, this was seconded by Councillor Legg.

Members expressed concern that the scheme was not fully compliant in parking provision despite the availability of public parking in the vicinity.

It was further commented that the scheme failed to deliver adequate affordable housing, the Senior Planning Obligations Officer provided the committee with a comprehensive explanation of the practice and procedure in determining viability and affordability.

The Chair confirmed that he would seek to have the Head of Development Management prepare a briefing for the Committee in respect of viability within Central Milton Keynes.

Councillor Bint proposed that condition 12 be amended to include the words 'and operated' after 'retained' This was seconded by Councillor Petchey and on being put to the vote was carried unanimously

On being put to the vote the proposal to grant the application subject to the conditions detailed in the committee report amended as above was carried, and it was;

RESOLVED –

- 1 That planning permission be granted subject to the conditions as detailed in the Committee report amended as above.
- 2 That a Briefing/workshop be arranged to advise Councillors in respect of viability assessments within Central Milton Keynes.

16/02217/OUT

OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR A DEVELOPMENT OF UP TO 16 DWELLINGS AT LAND SOUTH OF 7, BEDFORD ROAD, SHERINGTON FOR TRUSTEES OF THE COOK SETTLEMENT

The Head of Development Management told the Committee that a footpath was proposed as part of the scheme which may infringe on a Scheduled

Ancient Monument. A consultation response was still awaited from Historic England and depending on the outcome of that there may be a need to revise the plans and undertake a revised consultation for the scheme as a whole, and therefore it was recommended that the Committee defer determination of the application to allow Officers to consider any response from Historic England or conduct a consultation as required.

Councillor A Geary proposed that the application be deferred for the reasons stated, this was seconded by Councillor Legg.

Councillor A Geary confirmed that he would also carry over the list of speakers registered to speak in objection to the relevant meeting.

On being put to the vote the proposal to grant the application was carried, and it was;

RESOLVED –

That determination of the application be deferred to allow consideration of any response from Historic England and any relevant consultation to be undertaken.

DCC71 WEIGHT TO BE ATTACHED TO NEIGHBOURHOOD PLANS

The Committee considered a report in respect of the status and weight to be applied to Neighbourhood Plans. The Service Director - Growth, Economy and Culture explained the rationale and process for judging how much weight should be afforded a Neighbourhood Plan at its various stages of development.

The Committee heard from Councillor Bush (Chair of Sherington Parish Council) and Councillor P Geary during consideration of this item

RESOLVED –

That the report be noted.

THE CHAIR CLOSED THE MEETING AT 8:35PM