

**The minutes of the Planning, Infrastructure & Transport Committee of
Campbell Park Parish Council held**

on Monday 6th September 2021

at the Oldbrook Centre, Oldbrook Boulevard, Oldbrook

commencing at 6.30pm

This meeting was open to the Public

16/21 Members Present

Cllr T Baines
Cllr V Dixon
Cllr P Dunn
Cllr P Halton-Davis
Cllr B Greenwood
Cllr R Golding
Cllr D Kendrick (arrived at 18:39)

In Attendance

T Jones, Committee Clerk

17/21 Apologies for Absence

none

18/21 Declarations of Interest

Cllr Baines, as MKC Ward Councillor on Licensing Committee would not participate in item 5. (Cllr Baines later decided to speak to the licensing application and would not participate in this application when considered by MK Council)

Cllr Baines also declared in interest as Ward Councillor for Willen Park, and would only speak in relation to CPPC area in relation to the MK East Development.

19/21 Non-Committee Members/Members of the Public Present

Cllr D Reynolds – Item 9 only

20/21 Minutes of the Previous Meeting

Committee approved the minutes of the last meeting held on 9th August 2021.

Cllr Kendrick arrived during the course of this item.

21/21 Public Involvement – Deputations, Petitions and Questions
None received.

22/21 Planning Applications, consultations and any other plans brought to the meeting by the Clerk that must be considered before the next meeting.

i. 21/02418/FUL -

Proposal: The conversion of the car port into a habitable room
At: 43 Porthleven Place Fishermead Milton Keynes MK6 2BA
Deadline: 7th September

Committee resolved to make no comment.

ii. 21/02487/FUL

Proposal: The erection of a two storey side extension and demolition of original garage
At: 55 Portland Drive Willen Milton Keynes MK15 9HU
Deadline: 10th September

Committee resolved to make no comment.

iii. 21/02604/FUL

Proposal: Erection of first floor side extension to provide bathroom/shower room.
At: 95 Arlott Crescent Oldbrook Milton Keynes MK6 2RA
Deadline: 21st September

Committee resolved to make no comment.

iv. 21/02522/FUL

Proposal: Demolition of existing shared detached garage and erection of a 1 bedroom single storey dwelling between No.23 and No.25, alterations to existing allocated parking spaces including changes to landscaping, new unallocated parking space on shared driveway and new window to serve kitchen of No. 25. (re-submission of 20/01576/FUL)
At: 23 & 25 The Oval Oldbrook Milton Keynes MK6 2TP
Deadline: 22nd September

Committee resolved to object to this application on the basis that is it out of character of the surrounding properties. This development would be overbearing to No.8 Laker Court to the rear, which will be exacerbated by the removal of the tree. This development will also impact the privacy of No.23 (ground floor bedroom). It is also noted that the drainage/surface water strategy which was highlighted a necessary as part of the previous application refusal has not been provided.

The parking plan appears very tight, particularly for the manoeuvring of vehicles by property no. 23.

We understand that the garages are currently in regular use.

Additionally, we believe the application form has been incorrectly completed as it states that 23 & 25 are C3 households. We believe

Number 25 is in C4 use, as a HiMO which is unlicensed and without planning permission.

v. 21/02621/OUT

Proposal: (1) Outline application (matters of access to be considered with matters of appearance, landscaping, layout and scale reserved) for a Parish Community Hub including Parish Council Offices, and (2) full application for the demolition of former public house to ground level (retaining the existing basement)

At: The Springfield Springfield Boulevard Springfield Milton Keynes MK6 3JS

Deadline: 23rd September

Committee resolved not to respond to this application as CPPC are the applicant. However, in our contact with residents, they should be encouraged to contribute to the consultation.

The following item/s were tabled:

vi. 21/02165/FUL

Proposal: Continued change of use from residential (use class C3) to 5 bedroom HMO (use class C4).

At: 34 Shackleton Place Oldbrook Milton Keynes MK6 2PX

Deadline: 30th September

Committee resolved to object to this application as CPPC are aware that this property is already operating illegally as a HiMO. CPPC are also aware that No. 30 Shackleton Place is also a HiMO. This leaves No.32 – a private home – “sandwiched” which is contrary to MK Council policy. Committee also believe this application does not meet the necessary parking standards and also lacks the necessary bin storage, cycle storage etc. The area surrounding this property also exceeds the 30% density of HiMO’s within the immediate vicinity.

**Committee also resolved to report 30 & 34 to Planning Enforcement.
*After meeting note. Report Ref 180668***

The following notifications have been received:

vii. 21/02473/PNHSE

Proposal: Prior Approval of rear conservatory, with eaves of 2.2 metres and maximum height of 2.5 metres, extending 5.5metres from the existing rear wall.

At: 59 Trueman Place Oldbrook Milton Keynes MK6 2QU

Committee resolved to make no comment.

viii. 21/02424/DISCON

Proposal: Approval of details required by Condition 12 (External Lighting Scheme) of permission ref. 19/03155/FUL

At: Land South of Mercury House Brickhill Street Willen Lake Milton Keynes

Committee resolved to make no comment.

The following notifications/s were tabled:

ix. 21/02386/CLUP

Proposal: Certificate of lawfulness for the proposed conversion of a double garage to 2 hobby rooms with a rear corridor

At: 66 Ulyett Place Oldbrook Milton Keynes MK6 2SB

Committee resolved to respond to this application highlighting that CPPC believe that these units may be used as classrooms for an illegal school and not for the recreational purposes stated.

23/21 Licensing

- i. Street Trading Consent Renewal - VN Dosa Van, Trading at Fishermead Boulevard

LOCAL GOVERNMENT (Miscellaneous Provisions) Act 1982

Street Trading Consent – Renewal Ref133416

To sell: Hot takeaway food

Hours applied for:

Monday Term Time 17:00 - 22:00 / School Holidays 12:00 - 22:00

Tuesday Term Time 17:00 - 22:00 / School Holidays 12:00 - 22:00

Wednesday Term Time 17:00 - 22:00 / School Holidays 12:00 - 22:00

Thursday Term Time 17:00 - 22:00 / School Holidays 12:00 - 22:00

Friday Term Time 17:00 - 22:00 / School Holidays 12:00 - 22:00

Saturday Term Time 12:00 - 22:00 / School Holidays 12:00 - 22:00

Sunday Not Trading

The existing conditions on the consent are:

- 1.** The trailer to be removed at close of trading (see condition 3).
- 2.** The trader is to communicate with Fishermead Residents Association and with the Parish Council regarding any issues raised and is to work with them to obtain a resolution.
- 3.** The trailer is to arrive/leave not more than one hour before/after trading times.
- 4.** The trader is to supply a litter bin and to pick up litter from the site.



Having previously declared an interest in this item, Cllr Baines requested to contribute to this item.

Committee resolved to make the following comments on this application;

- 1. We are aware that MK Council are seeking permission to develop this area (a development which is supported by the CPPC Neighbourhood Development Plan) and this specific trading location may cause conflict with this.**
- 2. The references to the Fishermead Residents Association need to be removed as this organisation no longer exists.**
- 3. The applicant has not traded in this location for approximately 15 – 18 months and during this time we have not had the litter issues in this location which we experienced previously.**
- 4. When previously trading we were aware of parking issues and received complaints as a result, caused by customers visiting this trader in this location.**
- 5. Our Committee also query why it is necessary for the unit to arrive an hour before trading commences.**

24/21 Update on Past Representations

The Committee noted the outcome of the following applications.

24a/21. Permitted

- i. 21/01815/FUL - 51 Edrich Avenue Oldbrook Milton Keynes MK6 2QP
- ii. 21/01803/FUL - 39 Arlott Crescent Oldbrook Milton Keynes MK6 2QL
- iii. 21/01823/TPO - The Barge Inn 15 Newport Road Woolstone Milton Keynes MK15 0AE
- iv. 21/01924/NMA - Site At Campbell Park H3 And H4 And Newlands G Overgate Campbell Park Milton Keynes
- v. 21/01594/FUL - 202 Oldbrook Boulevard Oldbrook Milton Keynes MK6 2HG
- vi. 21/01469/CLUP - 124 Kirkstall Place Oldbrook Milton Keynes, MK6 2XB
- vii. 21/01709/FULMMA - Site At North of Gurnards Avenue And West of Pencarrow Place Gurnards Avenue Fishermead Milton Keynes MK6 2EU
- viii. 21/01809/CLUP - 4 Mordaunts Court Woolstone Milton Keynes, MK15 0BT
- ix. 21/01811/FUL - 5 Millington Gate Willen Milton Keynes MK15 9HT
- x. 21/01449/CLUE - 11 Verity Place Oldbrook Milton Keynes, MK6 2QE
- xi. 21/00685/LBC - 7 Mill Lane Woolstone Milton Keynes MK15 0AJ

- 24b/21. Refused**
No refusal notifications have been received.
- 25/21 Consultations**
No new consultations have been received
- 26/21 HiMO Report**
Committee noted that no response had been received from MKC Planning Enforcement to the letter sent from Cllr Greenwood in relation to the HiMO's without permission in Verity Place (in relation to planning application 21/02407/FUL discussed at the August Committee meeting). Cllr Greenwood to follow this up with MK Council.
- 27/21 Milton Keynes East Development (minute 12/21) – Report: "Planning Proposal 12/08/2021"**
- i. Committee received a verbal report from Cllr Dunn following the meeting held on 1st September 2021 with the developer Berkeley St James which was also attended by Cllrs Baines, Reynolds and Kendrick, Clerk to Council and Clerk to Committee.
Committee noted their appreciation of the Developers willingness to engage, listen and respond to the Parish Councils and the residents' concerns and thanked Cllr Dunn for leading on this.
 - ii. Committee also received the proposal by Cllrs Dunn & Dixon, as determined by Committee at the August Committee meeting, in respect to the highway plans for the MK East development and specifically the junction between Carleton Gate and V11 Tongwell Street. This proposal reflected resident feedback gained at the public meeting held in July.

Committee resolved, in consideration of items i and ii that another public consultation should be undertaken with Willen residents, to seek their views on this proposal. Committee further determined that this will be undertaken after the Willen Public Meeting, lead by the developer, which will be held on 14th September.
This will ensure that our consultation contains the latest information on the highway proposals within the developers amended proposal and seek residents views on this.

Cllr Reynolds spoke to this item and was supportive of completing a further consultation with residents.

Councillors from all Wards to be encouraged to assist with the preparation and delivery of the consultation forms.
- 28/21 42 Portland Drive**
Cllr Baines provided a verbal update, advising Committee that he had been informed that an official complaint had been submitted to the Planning Inspectorate in relation to the handling of 42 Portland Drive by Willen Residents Group & former MKC Councillor John Bint.

In relation to this item, Cllr Baines & Greenwood also advised Committee that they had been contacted about issues relating to the development at 2 Linford Lane, which had been reported to Planning Enforcement, who had promptly attended site.

29/21

Date of Next Meeting

Monday 4th October 2021 at 6:30pm