

Meeting of the
PLANNING, INFRASTRUCTURE & TRANSPORT
COMMITTEE

AGENDA

Monday 1 December 2025

6.30 PM

CPCC Community Hub, Springfield Boulevard, Springfield

Committee Members:

Cllr V Dixon

Cllr R Golding

Cllr B Greenwood (Chair)

Cllr K Kavarana

Cllr B Macharia

MEETING PROTOCOL

In order to facilitate the smooth running of meetings, members are asked to respect the following protocol:

- If a member arrives once the meeting has started, they will enter as quietly as possible and take a seat within the public area until invited forward by the Chair. This is to avoid disruption during the discussion of agenda items.
- All those present are asked to turn their mobile devices off or place into silent mode.
- Photographing, recording, broadcasting or transmitting the proceedings of a meeting by any means is permitted. A person may not orally report or comment about a meeting as it takes place if they are present at the meeting of a community council or its committees but otherwise may:
 - a) Film, photograph or make an audio recording of a meeting;
 - b) use any other means for enabling persons not present to see or hear proceedings at a meeting of CPCC as it takes place or later.
 - c) Report or comment on the proceedings in writing during or after a meeting or orally report or comment after the meeting.

The Chair may stop the meeting and ask the person to leave the meeting if they feel there has been a breach of the above protocol.

IN CASE OF EMERGENCY

In the event of a fire use the nearest exit to evacuate the building.

Proceed to the designated fire assembly point which is located on the patio area adjacent to the pedestrian entrance and await instructions from emergency personnel.

AGENDA

1. To receive

Apologies for Absence
Declarations of Interest

2. Minutes of the Previous Meeting

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Committee are invited to approve the minutes of the last meeting, held on 3 November 2025, previously circulated and therefore taken as read.

3. Public Involvement – Deputations, Petitions and Questions

Members of the public may make representations in respect of the business on the agenda.

4. Consultations – including any applications or consultations received after the publication of the Agenda that must be considered before the date of the next meeting. Any additional items that will be considered will be published on the day of the meeting on the Campbell Park Community Council website.

a. Planning Applications

i. PLN/2025/2391

Erection of a ground floor extension for use as a warehouse
at WINTERHILL HOUSE, SNOWDON DRIVE, WINTERHILL, MILTON KEYNES, MK6 1AP

Deadline: 9 December

Planning Officer: Nathan Makwana

ii. PLN/2025/2389

Removal of existing main entrance canopy, removal of side entrance canopy, blocking up of the existing main door and provision of two new entrances in the existing curtain walling opening, amendments to front parking area and other associated works
at UNIT 1, SNOWDON DRIVE, WINTERHILL, MILTON KEYNES, MK6 1AP

Deadline: 10 December

Planning Officer: Lucy Baxter

iii. PLN/2025/2249

Proposed demolition of existing conservatory and roof (part), Construction of new single storey rear extension with vaulted ceiling and installation of new PV array
at 40 PORTLAND DRIVE, WILLEN, MILTON KEYNES, MK15 9JP

Deadline: 11 December

Planning Officer: Gabriel Kenyon

iv. PLN/2025/2453

Proposed single storey infill front extension
at OLDBROOK FIRST SCHOOL, ILLINGWORTH PLACE, OLDBROOK, MK6 2NH

Deadline: 23 December

Planning Officer: Yu Ling Wong

v. **PLN/2025/2348**

Erection of an extension to the side/rear of the existing Church to include a new corridor, kitchen and prayer room

at SEVENTH DAY ADVENTIST CHURCH, VERYAN PLACE, FISHERMEAD, MK6 2SP

Deadline: 23 December

Planning Officer: Nathan Makwana

Notifications:

vi. **PLN/2025/2137**

Prior Approval for the removal of 1no. 9.7m streetwork pole and replacement with 1no. 15m streetwork pole with wraparound cabinet, removal of 3no. antennas and replacement with 9no. antennas, installation of 1no. cabinet and ancillary development thereto

at GRAFTON STREET STREETWORKS, GRAFTON STREET, MILTON KEYNES, MK6 1BD

Deadline: (27 November)

Planning Officer: Gabriel Kenyon

vii. **PLN/ 2025/2352**

Non-material amendment seeking to amend condition 4 in relation to cabinet colour (relating to permission ref. PLN/2025/1036 for Proposed construction of micro energy storage facility)

at Verge off Brickhill Street, Nr Lakeside Roundabout, Milton Keynes, MK15 0DT

Deadline: (25 November)

Planning Officer: Nathan Makwana

b. Licensing

i. **Six Star Events Ltd, Area behind Splash Park at Willen, Willen Lake, MK15 0DS**

New Premises - LICENSING ACT 2003

The applications request authorisation for the following licensable activities on one weekend a year in June:

Sale of Alcohol (on sales only) - Friday and Saturday midday to 22:30hrs

Regulated Entertainment (Live, Recorded, Similar Music and Performance of Dance - Friday and Saturday 13.00hrs to 22:30hrs

Opening hours Friday and Saturday midday to 23:00hrs

Full details of the application can be viewed via the Licensing Register at the Civic Offices of the Council. This is accessible Mondays to Thursdays between the hours of 9.00 am to 5.00 pm, and Fridays 9.00 am to 4.00 pm (excluding Bank Holidays).

A copy of the application is also available to view online at:-

<https://elicensing.milton-keynes.gov.uk/elr/start.aspx>

Committee are invited to note the following licensing application/s was responded to with a response of 'no comment', through the delegated powers given to the Committee Clerk:

ii. **Street Trading Consent Renewal - Best Kebab Fishermead Ref: 132410**

Hours applied for Monday to Saturday 17:00 – 23:00

c. Update on Past Consultations

The Committee are invited to note the outcome of the following applications.

Permitted/Approved:

- i. PLN/2025/1676 - 4 THE HOOKE, WILLEN, MILTON KEYNES, MK15 9JZ
- ii. PLN/2025/2046 - Land at Dansteed Way, Willen, Milton Keynes, MK15 8JD

Refused:

- iii. PLN/2025/1985 - MERCURY HOUSE, BRICKHILL STREET, WILLEN LAKE, MK15 0DJ

d. Appeals

- i. Appeal Ref: APP/Y0435/D/25/3374551 - 2 Carteret Close, Willen, MK15 9LD
The Planning Inspectorate dismissed the appeal

e. Planning Enforcement

- i. Appeal Ref: APP/Y0435/C/24/3356055 - 68 Dexter Avenue, Oldbrook, MK6 2QH
The Planning Inspectorate dismissed the appeal and the enforcement notice is upheld.

The Committee is invited to receive any reports relating to Planning Enforcement.

5. General Consultations

i. MK City Plan 2025 Consultation

As part of Milton Keynes City Plan 2050 (MKCP 2050) Regulation 19 local people and organisations are being asked for feedback on the MKCP 2050 Proposed Submission.

The MKCP 2050 Regulation 19 consultation will run from the 7th November 2025 to 5:30pm on the 22nd December 2025.

The Proposed Submission MK City Plan 2050, proposed submission documents and other supporting documents can be viewed on the Milton Keynes City Council website: [MK City Plan 2050 | Milton Keynes City Council](#).

6. Date of Next Meeting

Monday 5 January 2026 at 6:30pm

Any consultations that require a response before the next meeting will be considered at the meeting of Council on 16 December 2025.

BY ORDER OF THE COUNCIL

T Jones

Community Officer/Committee Clerk

26 November 2025

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

on Monday 3 November 2025

at the CPCC Community Hub, Springfield Boulevard, Springfield

commencing at 6.30pm

This meeting was open to the Public

Members Present

Cllr V Dixon

Cllr R Golding

Cllr B Greenwood (Chair)

Cllr B Macharia

In attendance

T Jones, Committee Clerk

43/25

Apologies for Absence

Cllr K Kavarana – work commitment

44/25

Declarations of Interest

None

45/25

Minutes of the Previous Meeting

The minutes of the meeting held on 6 October 2025, having been previously circulated were approved as a correct record and signed by the Chair.

46/25

Public Involvement – Deputations, Petitions and Questions

Members of the public may make representations in respect of the business on the agenda.

47/25 Consultations – including any applications or consultations received after the publication of the Agenda that must be considered before the date of the next meeting. Any additional items that will be considered will be published on the day of the meeting on the Campbell Park Community Council website.

a. Planning Applications

i. PLN/2025/2099

External alterations to building

at MERCURY HOUSE, BRICKHILL STREET, WILLEN LAKE, MILTON KEYNES, MK15 0DJ

Deadline: 12 November

Planning Officer: Nathan Makwana

Committee resolved to make no comment.

ii. PLN/2025/2045

Change of Use from (Class C3) dwelling to a (Class C2) Family Assessment Centre
at 22 FALCON AVENUE, SPRINGFIELD, MILTON KEYNES, MK6 3HJ

Deadline: 14 November

Planning Officer: Sonia James

Committee resolved to make no comment.

Notifications:

iii. PLN/2025/2046

Prior approval for the removal of the the existing antennas on lamppost to be replaced with a proposed 15m high street works pole with wrap around cabinet. Proposed 9no. antennas. Proposed 1no. GPS node. Proposed 2no. cabinets. Proposed 12no. ER's and ancillary upgrades thereto

at Land at Dansteed Way, Willen, Milton Keynes, MK15 8JD

Deadline: (30 October)

Planning Officer: Gabriel Kenyon

Committee resolved to note the proposal.

iv. PLN/2025/1426

Certificate of Lawfulness for the existing use of a residential garage as a home-based beauty treat room

at 44 PATTISON LANE, WOOLSTONE, MILTON KEYNES, MK15 0AY

Deadline: (21 October)

Planning Officer: Yu Ling Wong

Committee resolved to note the proposal.

The following notification/s were tabled having been received after the publication of the agenda but requiring a decision before the next meeting.

v. **PLN/2025/1719**

Certificate of Lawfulness for the erection of a rear outbuilding
At 8 THE BOUNDARY, OLDBROOK, MILTON KEYNES, MK6 2HA

Comments by 10 November 2025

Planning Officer: Helen Pinder

Committee resolved to make no comment.

vi. **PLN/2025/1945**

Listed building consent for the installation of solar panels to the roof of existing out building and main building
At HOSPICE OF OUR LADY AND ST JOHN, MILTON ROAD, WILLEN, MK15 9AB

Comments by 25 November 2025

Planning Officer: Gabriel Kenyon

Committee resolved to make no comment.

vii. **PLN/2025/1591**

The retention of change of use of 4-bedroom C3 residential dwelling to 5-bedroom C4 HMO and replacement of a garage door to a window (retrospective)
At 25 BRIDGEFORD COURT, OLDBROOK, MILTON KEYNES, MK6 2NA

Comments by 26 November 2025

Planning Officer: Yu Ling Wong

Committee resolved to object to this application on the basis that the necessary parking requirements and standards are not met. There is a high concentration of HMO's in this location creating an increased demand, from personal and business vehicle users, on the very limited parking spaces in the vicinity of this property. This area regularly sees cars left in non-designated parking spaces and leaving no visitor parking available.

viii. **PLN/2025/2268**

Consultation on draft Statement of Community Consultation (SoCC) under s.47(2) Planning Act 2008
At Grand Union Canal, Milton Keynes

Comments by 12 November 2025

Planning Officer: Tamlin Barton

Committee resolved to note the consultation.

ix. **PLN/2025/2270**

The erection of a side and rear extension to the existing garage with rooms contained within the roof space above with dormers and garden facing balcony
At 4 WILFORD CLOSE, WOOLSTONE, MILTON KEYNES, MK15 0HA

Comments by

1 December 2025

Planning Officer: Sonia James

Committee resolved to make no comment.

b. **Licensing**

i. **Willen On Ice - 2nd Licence, V10 Brickhill Street, Willen Lake, MK15 0DS ref: 176067**

The above application for a premise in your area was received by Milton Keynes Licensing Authority on 22/10/2025.

Application Details:

Supply of Alcohol on the premises Monday to Sunday 1100 – 2200hrs

Regulated entertainment (recorded music) indoors and outdoors Mon to Sun 1100- 2200hrs

Opening hours: Mon to Sun 1100 – 2200hr

Full details of the application can be viewed via the Licensing Register at the Civic Offices of the Council. This is accessible Mondays to Thursdays between the hours of 9.00 am to 5.00 pm, and Fridays 9.00 am to 4.00 pm (excluding Bank Holidays).

A copy of the application is also available to view online at:- <https://elicensing.milton-keynes.gov.uk/elr/start.aspx>

Any person or business can make representation both for and against the proposal within 28 days of the date the application was made. The Parish / Town Council may make a representation as the Parish Council or as a body representing persons who live in your area. Regulatory Services Reply to Licensing Ref: 176067 E-mail licensing@milton-keynes.gov.uk
The Parish / Town Council should note that they may be asked to demonstrate that this is the case.

Please note that any representation must relate to one or more of the Licensing Objectives and will be sent to the applicant. Representations requesting personal details be withheld from the applicant will only be considered in exceptional circumstances. Anonymous representations will not be accepted. The Licensing Act 2003 does state that it is an offence to knowingly or recklessly make a false statement in connection with this matter.

Committee resolved to note the application.

c. **Update on Past Consultations**

The Committee noted the outcome of the following applications.

Permitted/Approved:

i. PLN/2025/1727 - Charlestown House, Snowdon Drive, Winterhill MK6 1BU

ii. PLN/2025/1594 - 4 SOUTHFIELD CLOSE, WILLEN, MILTON KEYNES, MK15 9LL

Refused:

- iii. PLN/2025/1761 - Winterhill House, Snowdon Drive, Winterhill, MK6 1AP
- iv. PLN/2025/2062 - Childs Way, V8 To Overgate, Springfield, Milton Keynes

d. Appeals

- i. Committee noted that an appeal has been lodged with the Planning Inspectorate in respect of the application below and the decision of the Council to refuse permission. The appellant's appeal form and grounds of appeal have been published on the planning register.
The Inspectorate will now check the appeal for validity and assign a suitable procedure for considering the appeal.

Appeal Reference: AP-3765

Proposal: Demolition of the existing rear conservatory and the erection of a single storey rear and side extension with roof lights. First floor side and rear extension above existing garage with roof lights

At: 2 CARTERET CLOSE, WILLEN, MILTON KEYNES, MK15 9LD

PINS Reference: APP/Y0435/D/25/3374551

e. Planning Enforcement

The Committee received reports relating to Planning Enforcement.

48/25 General Consultations

None

49/25 Date of Next Meeting

Monday 1 December 2025 at 6:30pm