



CPCC Community Hub
Springfield Boulevard
Springfield
Milton Keynes
MK6 3JS

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**Meeting of the
PLANNING, INFRASTRUCTURE & TRANSPORT
COMMITTEE**

AGENDA

Monday 5 January 2026

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** **Page 5**
Committee are invited to approve the minutes of the last meeting, held on 1 December 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/2025/2580**
The retention of lower rear garden level for greater than 300mm and the erection of an outbuilding for storage purposes (Retrospective)
at 188 OLDBROOK BOULEVARD, OLDBROOK, MILTON KEYNES, MK6 2HG

Deadline: 9 January *Planning Officer: Yu Ling Wong*
 - b. **Licensing**
 - i. **Street Trading Consent New - T & I Kebap, Cairngorm Gate, Ref 176512**
Hours applied for Monday to Saturday 17:00 – 20:00
 - c. **Update on Past Consultations**
The Committee are invited to note the outcome of the following applications.

Permitted/Approved:
 - i. PLN/2025/1426 - 44 PATTISON LANE, WOOLSTONE MK15 0AY
 - ii. PLN/2025/2352 - Verge off Brickhill Street, Nr Lakeside Roundabout, MK15 0DT
 - iii. PLN/2025/2137 - GRAFTON STREET STREETWORKS, GRAFTON STREET, MK6 1BD
 - iv. PLN/2025/1719 - 8 THE BOUNDARY, OLDBROOK, MILTON KEYNES, MK6 2HA
 - v. PLN/2025/2389 - UNIT 1, SNOWDON DRIVE, WINTERHILL, MK6 1AP
Refused:
 - vi. PLN/2025/2045 - 22 FALCON AVENUE, SPRINGFIELD, MILTON KEYNES, MK6 3HJ

d. Appeals

- i. Appeal Ref: AP-3770

Proposal: Prior Approval for a two storey roof extension to form 36 apartments at MERCURY HOUSE, BRICKHILL STREET, WILLEN LAKE MK15 0DJ

Appeal by: Mercury Lake Limited - Mr C Klein

Appeal start date: 12 December 2025

Appeal reference: 6002100

e. Planning Enforcement

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

5. General Consultations

None

6. Date of Next Meeting

Monday 2 February 2026 at 6:30pm

BY ORDER OF THE COUNCIL

T Jones

Community Officer/Committee Clerk

19 December 2025



CPCC Community Hub
Springfield Boulevard
Springfield
Milton Keynes
MK6 3JS

Tel: No: 01908 608559
clerk@campbell-park.gov.uk
Website: www.campbell-park.gov.uk

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

Held on Monday 1 December 2025

**at the CPCC Community Hub, Springfield Boulevard, Springfield
commencing at 6.30pm**

This meeting was open to the Public

Members Present

Cllr B Barton (substitute member)
Cllr B Greenwood (Chair)
Cllr J Messent (substitute member)

Cllr V Dixon
Cllr B Macharia

In attendance

T Jones, Committee Clerk

50/25 Apologies for Absence

Cllr K Kavarana – work commitment
Cllr R Golding – personal commitment

51/25 Declarations of Interest

Cllr Macharia declared a non-pecuniary interest in Application PLN/2025/2348

52/25 Minutes of the Previous Meeting

The minutes of the meeting held on 3 November 2025, having been previously circulated were approved as a correct record and signed by the Chair.

53/25 Public Involvement – Deputations, Petitions and Questions

None

54/25 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/2025/2391

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

Committee resolved to make no comment.

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

Committee resolved to make no comment.

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

Committee resolved to make no comment.

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

Committee resolved to make no comment.

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

Committee resolved to make no comment.

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

Committee resolved to note the proposal.

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

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.

viii. **PLN/2025/1972**

Proposed change of use from a dwelling house (C3) to a shared rented house (C4 HMO) including the conversion of the existing garage to an en-suite bedroom, adding en-suite shower rooms to all bedrooms, upgrading the kitchen facilities, and associated alterations
at 35 APPLEYARD PLACE, OLDBROOK, MILTON KEYNES, MK6 2PW

Deadline: 24 December 2025

Planning Officer: Sonia James

Committee resolved to object to the proposal on the basis that the application does not meet the required parking standards for the proposed 5 bedroom HiMO in Zone 2, and additionally because there is an overconcentration of HiMO's in the vicinity.

For context, Appleyard Place is a very narrow road without pathways, where larger parked vehicles protrude into the road, making access very difficult and parking (aside from the one on-plot space) impossible.

In terms of the overconcentration of HiMO's in the area, according to the private sector housing licensing register a number of other properties on Appleyard Place are HiMO's (44, 46, 30 & 32 – it should be noted that only one of these properties appears to have the required planning approval for change of use). Additionally, in the local area 31 & 69 Boycott Avenue and 31 Richardson Place also appear on the licensing register.

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 resolved to make no comment.

Committee noted 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 noted 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 Danstead 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 received reports relating to Planning Enforcement.

55/25 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](#).

Committee noted the update and resolved that Members would respond to the consultation individually.

56/25 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.