

**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 APLEYARD 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 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 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 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 7<sup>th</sup> November 2025 to 5:30pm on the 22<sup>nd</sup> 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.