



CPCC Community Hub
Springfield Boulevard
Springfield
Milton Keynes
MK6 3JS
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Website: www.campbell-park.gov.uk

Meeting of the PLANNING COMMITTEE

AGENDA

Monday 1 June 2026

6.30 PM

CPCC Community Hub, Springfield Boulevard, Springfield

Committee Members:

Cllr V Dixon

Cllr B Greenwood (Chair)

Cllr K Kavarana

Cllr J Whild

Cllr R Golding

Cllr H Kakei

Cllr J Messent

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 is invited to approve the minutes of the last meeting, held on 5 May 2026, 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/2026/0563

Conversion of single dwelling (C3) to 2no. self-contained residential apartments (C3) with a garage conversion
at 16 VERITY PLACE, OLDBROOK, MILTON KEYNES, MK6 2QF

Deadline: 4 June

Planning Officer: Gabriel Kenyon

b. Licensing

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

- i. Street Trading Consent Boroughwide Renewal - Maries Ices, FN66YVS, REF 174169
1 ice cream van to trade Boroughwide for the following times:
Monday to Sunday 15:00 to 18.00. Please note hours are changing to 15.00 to 20.00
- ii. Street Trading Consent Renewal NEW Best Kebab 2 trading at Springfield Boulevard
Ref 135019
To sell: Hot takeaway food
Mon to Sun 17:00 - 22:30 Changing to 17.00 – 23.00
- iii. Street Trading Consent Boroughwide Renewal - MSJ Ice Cream Services, Reg FJ69
UYA, Ref 174509
1 ice cream van to trade Boroughwide for the following times:
Current Hours: Monday to Sunday 16:00 to 19:00
Hours applied for: Monday to Sunday 15:00 to 19:00

The minutes of the Planning, Infrastructure & Transport Committee of

Campbell Park Community Council

on Tuesday 5 May 2026

at the CPCC Community Hub, Springfield Boulevard, Springfield

commencing at 6.30pm

This meeting was open to the Public

Members Present

Cllr R Golding

Cllr B Greenwood (Chair)

Cllr B Macharia

Cllr K Kavarana

Cllr J Whild

In attendance

T Jones, Committee Clerk

87/25

Apologies for Absence

Cllr J Messent – personal commitment

Cllr V Dixon - unwell

88/25

Declarations of Interest

None

89/25

Minutes of the Previous Meeting

The minutes of the meeting held on 7 April, having been previously circulated were approved as a correct record and signed by the Chair.

90/25

Public Involvement – Deputations, Petitions and Questions

1 member of the public spoke in relation to PLN/2025/2675

91/25 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/2026/0669

Erection of single storey front extension
at 26 KIRKSTALL PLACE, OLDBROOK, MILTON KEYNES, MK6 2NB

Deadline: 8 May

Planning Officer: Gabriel Kenyon

Committee resolved to make no comment

ii. PLN/2026/0499

Proposed single-storey rear extension with 3no. rooflights and modification to roof shape over garage.
at 2 CARTERET CLOSE, WILLEN, MILTON KEYNES, MK15 9LD

Deadline: 8 May

Planning Officer: Gabriel Kenyon

Committee resolved to make no comment.

iii. PLN/2026/0695

Prior notification for the proposed demolition of buildings
at 93, 95a & 95b Walbrook Avenue, Springfield, Milton Keynes, MK6 3JP

Deadline: 27 April

Planning Officer: Sonia James

Committee noted this application.

iv. PLN/2026/0746

Approval of details required by condition 29 (reuse of soil and materials strategy) of permission ref. PLN/2024/2745
at Milton Keynes East, Land East and West of A509 London Road, Newport Pagnell, MK16 0JA

Deadline: 28 April

Planning Officer: Lauren Bradwell

Committee noted this application.

v. PLN/2026/0747

Certificate of lawfulness for proposed garage conversion
at 54 PADSTOW AVENUE, FISHERMEAD, MILTON KEYNES, MK6 2ES

Deadline: 29 April

Planning Officer: Helen Pinder

Committee noted this application.

vi. **PLN/2026/0657**

Non-material amendment seeking to approve sections and revise internal layout and unit mix (related to permission ref. PLN/2024/2384 for the Prior approval for the change of use from offices to 83 dwellings)

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

Deadline: 11 May

Planning Officer: Tamlin Barton

Committee resolved to make no comment.

vii. **PLN/2025/2675**

Erection of a detached two-storey self-build dwelling, a detached garage and associated landscaping at Land to the south of Ox House, 43 Newport Road, Woolstone, Milton Keynes, MK15 0AA

Deadline: 27 May

Planning Officer: Lauren Bradwell

Committee noted the objections raised by the Highways Officer and resolved to make no comment on the application until these issues are addressed.

viii. **PLN/2026/0654**

Prior approval for the installation of solar panels to roof at JUBILEE WOOD PRIMARY SCHOOL, FALMOUTH PLACE, FISHERMEAD, MK6 2LB

Deadline: 20 May

Planning Officer: Gabriel Kenyon

Committee resolved to support 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.

ix. **PLN/2026/0643**

Erection of a single storey front extension and two storey side extension at 6 EYNSHAM COURT, WOOLSTONE, MILTON KEYNES, MK15 0BY

Deadline 30 May

Planning Officer: Gabriel Kenyon

Committee resolved to comment on the application as the required parking standards do not appear to have been adequately addressed within the proposal.

b. Licensing

Committee noted the following licensing application/s were responded to with a response of 'no comment', through the delegated powers given to the Committee Clerk:

i. Street Trading Consent Boroughwide Renewal - Mr Softee - T402 POA

1 ice cream van to trade Boroughwide for the following times:

Monday to Sunday 16:00 to 21:00

ii. Street Trading Consent Boroughwide Renewal - Mr Guci Ices Ltd, R481 OSH

1 ice cream van to trade Boroughwide for the following times:

CURRENT HOURS

Monday to Sunday 15:00 to 20:00

HOURS APPLIED FOR

Monday to Sunday 14:00 – 19:00

c. Update on Past Consultations

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

Permitted/Approved:

- i. PLN/2026/0695 - 93, 95a & 95b Walbrook Avenue, Springfield, Milton Keynes, MK6 3JP
- ii. PLN/2026/0747 - 54 PADSTOW AVENUE, FISHERMEAD, MILTON KEYNES, MK6 2ES
- iii. PLN/2026/0165 - 10 KETTON CLOSE, WILLEN, MILTON KEYNES, MK15 9LR
- iv. PLN/

Refused:

- v. PLN/2026/0657 - MERCURY HOUSE, BRICKHILL STREET, WILLEN LAKE, MK15 0DJ

Split Decision:

- vi. PLN/2026/0592 - XERCISE4LESS, WINTERHILL HOUSE, SNOWDON DRIVE, WINTERHILL, MILTON KEYNES, MK6 1AP (Further details required to meet conditions)

d. Appeals

None

e. Planning Enforcement

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

5. Double Yellow Line Request

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Committee is invited to consider an application from Tetra Tech for double yellow lines on Snowdon Drive, Winterhill. MKCC require CPCC to undertake a consultation process to determine whether there is community support for the proposal before submitting this to the Highways team.

Committee is invited to receive a verbal update from the Committee Clerk on the consultation process to date.

6. General Consultations

i. Updating Local Flood Risk Management Strategy - Informal Consultation

MKCC are seeking views to help them better manage flood risk and protect homes, neighbourhoods, and services across Milton Keynes.

Flooding affects millions of properties across England and can disrupt roads, transport, and essential services. By planning ahead, we can reduce these risks — and your feedback will help shape what we do next.

The survey can be completed via this link: [Milton Keynes Local Flood Risk Management Strategy](#) or you can also request a copy of the survey and respond by emailing LLFA@milton-keynes.gov.uk

[Find out more about Flood and water management in Milton Keynes](#) at www.milton-keynes.gov.uk/flood-and-water-management

7. Date of Next Meeting

Monday 6 July 2026 at 6:30pm

Any consultations requiring a response before the next meeting will be considered by Council on 16 June 2026.

BY ORDER OF THE COUNCIL

T Jones - Community Officer/Committee Clerk

26 May 2026



TECHNICAL NOTE

Project Title: Snowdon Drive, Milton Keynes, MK6 1BU
Report Reference: TRP-00417-01
Date: 19 May 2026

SNOWDON DRIVE – APPLICATION FOR NO WAITING AT ANY TIME PARKING RESTRICTIONS (DOUBLE YELLOW LINES)

Introduction

- 1.1 Compound has instructed Tetra Tech Consulting Limited to prepare a technical note to support a request for the installation of no waiting at any time (double yellow lines) parking restrictions on Snowdon Drive to the east of their recently constructed self storage store.

Background

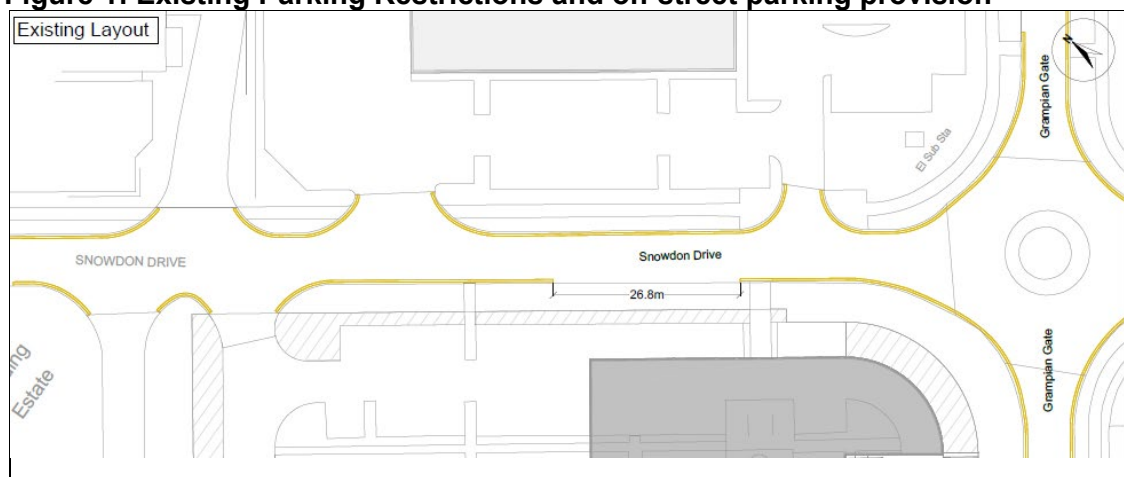
- 1.2 Tetra Tech Consulting Limited provided transport planning services to support the planning application for the recently constructed self storage facility located to the west of Snowdon Drive and north of Grampian Gate. The vehicle access to the self storage facility is provided via Grampian Gate.
- 1.3 The highway works associated with the self storage facility included the provision of double yellow lines on the northern side of Grampian Gate to the east of the site vehicle access arrangement. The double yellow lines removed the on-street parking and provided clear access to the self storage store via Grampian Gate.
- 1.4 Snowdon Drive bounds the self storage facility to the east. Snowdon Drive is largely covered by double yellow lines, except for a gap of 26.8m on the western side of the carriageway adjacent to the self storage site.

- 1.5 It is understood that Milton Keynes City Council (MKCC) has recently introduced guidance (MKCC Guidance to request a Traffic Regulation Order – January 2024) to request new double yellow lines and only schemes that are supported by local councils and residents will be considered by MKCC.
- 1.6 The site falls within the authority of Milton Keynes Town Council. Compound would like to raise a request to Central Milton Keynes Town Council to provide double yellow lines on Snowdon Drive adjacent to their self storage facility to remove the existing on street parking.
- 1.7 This note therefore provides the following information to support the application for double yellow lines at Snowdon Drive:
- Existing Highway Layout - Details of the existing highway layout and the extent of on street parking at Snowdon Drive;
 - Proposed Highway Layout – Details of the proposed double lines on Snowdon Drive; and
 - Justification for the provision of the proposed double yellow lines.

Snowdon Drive Existing Highway Layout

- 1.8 The existing double yellow lines and on street parking on Snowdon Drive are shown at **Figure 1** and the full plan is provided at **Appendix 1**.

Figure 1: Existing Parking Restrictions and on-street parking provision



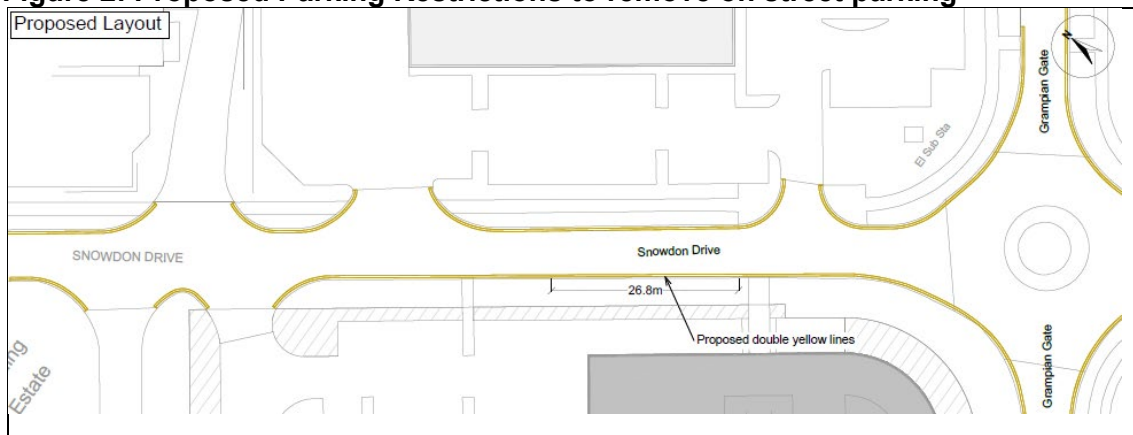
- 1.9 Snowdon Drive to the east of the self storage facility is provided with double yellow lines with the exception of a short length 26.8m of on street parking

provision on the western side of the carriageway. This provides on street parking for circa 4 cars (assuming 6m to allow each car to park parallel to the kerb).

Snowdon Drive Proposed Highway Layout

- 1.10 The proposed double yellow lines to remove the existing parking on Snowdon Drive are shown at **Figure 2** and the full plan is provided at **Appendix 1**.

Figure 2: Proposed Parking Restrictions to remove on street parking



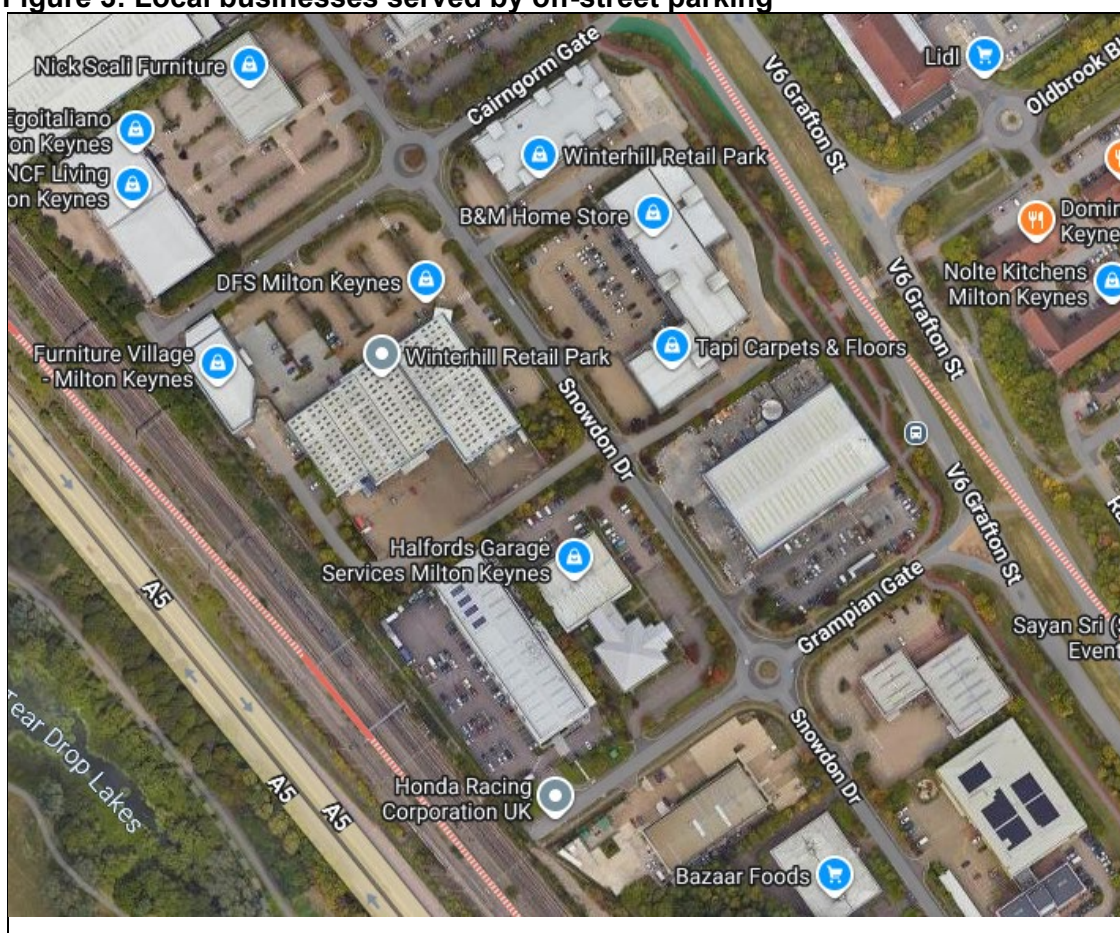
- 1.11 The above plan details the provision of 26.8m of double yellow lines on the western side of Snowdon Drive to remove the existing on street parking adjacent to the self storage facility.

Justification for the Proposed Double Yellow Lines

- 1.12 The double yellow lines on Snowdon Drive are proposed to address existing road safety and congestion issues.
- 1.13 The on-street parking is located circa 28m to the north of the Snowdon Drive / Grampian Gate roundabout. The on-street parking reduces the carriageway width and requires vehicle travelling northbound to give way to southbound traffic. This results in vehicles queuing back to the roundabout with Grampian Gate and obstructing the exit at peak times. In particular when local businesses depart in the early evening.
- 1.14 The on-street parking is also located directly to the north of the customer vehicle access to Wickes home improvement retail store. The on-street parking partially obstructs the right turn exit from the customer vehicle access to Wickes home improvement retail facility.

- 1.15 The on-street parking is known to be used for long term overnight HGV parking. This not desirable as there are no facilities for drivers and could result in antisocial behaviour.
- 1.16 The need for the on-street parking at Snowdon Drive is not clear as the local businesses in the area (Self Storage Facility, Red Bull Power Trains, Wickes, B&M and Winterhill Retail Park) are all served by adequate off-street parking provision as shown in the google image provided at **Figure 3**.

Figure 3: Local businesses served by off-street parking



- 1.17 The removal of the existing on street parking on the western side of Snowdon Drive would prevent congestion in the vicinity of the Grampian Gate roundabout and provide clear passage for vehicles.

Support from Neighbouring Businesses

- 1.18 The removal of the existing on street parking on the western side of Snowdon Drive has the support of Crescent Real Estate Ltd (Halfords free holder) the neighbouring site that is also impacted by the on-street parking.
- 1.19 Crescent Real Estate Ltd has provided an email of support, and a copy is provided at **Appendix 2**.

Summary

- 1.20 The proposed double yellow lines on the western side of Snowdon Drive would remove the existing on street parking, address existing congestion and road safety issues, and has the support of the neighbouring local business.
- 1.21 It is requested that Central Milton Keynes Town Council undertake the necessary informal consultation in accordance with the MKCC guidance and submit the request for double yellow lines to the MKCC highway liaison team.

Appendices

Appendix 1 – Snowdon Drive – Existing and Proposed Highway Layout Plan

Appendix 2 – Letters of support from local businesses

From: Mehboob Ladak <mehboob@ladak.net>

Date: Thursday, 16 April 2026 at 11:08

To: Max Baybut <max@compound-re.com>

Subject: Parking (HGV) - Winterhill

Dear Max,

As discussed, we fully support the implementation of improved parking restrictions within and around the Winterhill estate.

There has been a notable increase in HGVs parking along the roadside, which causes significant congestion at the roundabout exit. The size of these vehicles negatively impacts visibility and access for others. Removing this roadside parking would improve safety for all customers. Furthermore, the site provides sufficient off-street parking, making highway parking unnecessary.

I would also like to note that overnight lorry parking and the lack of facilities contribute to antisocial behavior. We have experienced this firsthand on our site, with increased fly-tipping and the recent need to remove an abandoned vehicle that was vandalized over a weekend.

Warm Regards

Mehboob Ladak

Director, Crescent Real Estate Ltd.