

Meeting of the PLANNING COMMITTEE

AGENDA

Monday 10 August 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

Page 7

Committee is invited to approve the minutes of the last meeting, held on 6 July 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 to be considered will be published on the day of the meeting on the Campbell Park Community Council website.

a. Planning Applications

i. PLN/2026/1372

Proposed erection of a single storey outbuilding for use as a family annex
at 113 ARLOTT CRESCENT, OLDBROOK, MILTON KEYNES, MK6 2RA

Deadline: 13 August

Planning Officer: Jack Pope

ii. PLN/2026/1434

Certificate of Lawfulness for a proposed single storey rear extension
at 82 CENTURY AVENUE, OLDBROOK, MILTON KEYNES, MK6 2UH

Deadline: 30 July

Planning Officer: Jack Pope

iii. PLN/2026/1440

Approval of details required by conditions 3 (facing materials), 4 (soft landscaping scheme), 6 (bins), 7 (secure and covered cycle parking facilities), 9 (external lighting strategy) and 14 (sustainability statement) of permission ref. PLN/2025/0782
at Land south-east of Newlands Roundabout, Willen Lake South, Brickhill Street, MK15 0DS

Deadline: 30 July

Planning Officer: Jack Pope

iv. **PLN/2026/1510**

Non-material amendment seeking to amend the description within each plan's key of the 'detailed area' (relating to permission ref. PLN/2024/2745 for Variation of condition 19 (Strategic Highway Infrastructure) seeking to increase the number of homes that can be occupied prior to completion of strategic highway infrastructure from 250 to 500 (relating to permission ref. 21/00999/OUTEIS for Hybrid planning application encompassing: (i) outline element (with all matters reserved) for a large-scale mixed-use urban extension (creating a new community) comprising: residential development; employment including business, general industry and storage/distribution uses; a secondary school and primary schools; a community hub containing a range of commercial and community uses; a new linear park along the River Ouzel corridor; open space and linked amenities; new redways, access roads and associated highways improvements; associated infrastructure works; demolition of existing structures and (ii) detailed element for strategic highway and multi-modal transport infrastructure, including: new road and redway extensions; a new bridge over the M1 motorway; a new bridge over the River Ouzel; works to the Tongwell Street corridor between Tongwell roundabout and Pineham roundabout including new bridge over the River Ouzel; alignment alterations to A509 and Newport Road; and associated utilities, earthworks and drainage works)

at Milton Keynes East, Land East and West of A509 London Road, Newport Pagnell, MK16 0JA

Deadline: 3 August

Planning Officer: Lakeisha Peacock

v. **PLN/2026/1474**

Certificate of lawfulness for existing change of use from dwellinghouse (use Class C3) to HMO (use Class C4)

at 119 PENRYN AVENUE, FISHERMEAD, MILTON KEYNES, MK6 2BH

Deadline: 3 August

Planning Officer: Sonia James

vi. **PLN/2026/1486**

Certificate of lawfulness for proposed single storey rear extension

at 3 CENTURY AVENUE, OLDBROOK, MILTON KEYNES, MK6 2NN

Deadline: 11 August

Planning Officer: Jack Pope

vii. **PLN/2026/0773**

Continued change of use from 1 dwelling to 4 dwellings

at 97 UNDERWOOD PLACE, OLDBROOK, MILTON KEYNES, MK6 2SJ

Deadline: 28 August

Planning Officer: Tamlin Barton

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 NEW - MK Ices - ND70 KTA, ref 178871**

1 ice cream van to trade Boroughwide for the following times:
Monday to Sunday 15:00 to 18:00

c. Update on Past Consultations

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

Permitted/Approved:

- i. PLN/2026/0846 - 14 FALCON AVENUE, SPRINGFIELD, MILTON KEYNES, MK6 3HH
- ii. PLN/2026/0984 - 48 TOLCARNE AVENUE, FISHERMEAD, MILTON KEYNES, MK6 2SS
- iii. PLN/2026/0499 - 2 CARTERET CLOSE, WILLEN, MILTON KEYNES, MK15 9LD
- iv. PLN/2026/1180 - THE BARGE INN, 15 NEWPORT ROAD, WOOLSTONE, MK15 0AE
- v. PLN/2026/0985 - 48 TOLCARNE AVENUE, FISHERMEAD, MILTON KEYNES, MK6 2SS
- vi. PLN/2026/1228 - Land south-east of Newlands Roundabout, Willen Lake South, Brickhill Street, Milton Keynes, MK15 0DS

Refused:

- vii. PLN/2026/0906 - 202 OLDBROOK BOULEVARD, OLDBROOK, MK6 2HG

d. Appeals

None

e. Planning Enforcement

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

5. General Consultations

None

6. Date of Next Meeting

Monday 7 September 2026 at 6:30pm

**The minutes of the Planning Committee of
Campbell Park Community Council held on
Monday 6 July 2026
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 B Greenwood (Chair)

Cllr K Kavarana

Cllr R Golding

Cllr H Kakei

In attendance

T Jones, Committee Clerk

09/26

Apologies for Absence

Cllr J Messent – personal commitment

Cllr J Whild – personal commitment

10/26

Declarations of Interest

None

11/26

Appointment of Vice Chairperson

The Committee resolved to elect Cllr Golding as Vice Chairperson to May 2027.

12/26

Appointment of Lead Members

Committee resolved that there was no current requirement to appoint any Lead Member(s).

13/26

Minutes of the Previous Meeting

The minutes of the meeting held on 1 June, having been previously circulated were approved as a correct record and signed by the Chair.

14/26 Public Involvement – Deputations, Petitions and Questions

None

15/26 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/2026/0984

Certificate of lawfulness for the proposed erection of a single-storey rear extension to the dwellinghouse and construction of a front porch to the principal elevation
at 48 TOLCARNE AVENUE, FISHERMEAD, MILTON KEYNES, MK6 2SS

Deadline: 16 June

Planning Officer: Gabriel Kenyon

Committee resolved to make no comment.

ii. PLN/2026/0028

Construction of a Padel Tennis Centre with 7 indoor courts and associated indoor facilities and plant along with access to the public highway, a parking area and hard and soft landscaping works

Summary of amendments: Alteration of site boundary with overall reduction; alterations to visual impact and design-related information; minor changes to elevations; move of SuDS attenuation pond and updated drainage and flood risk documents; alterations to hard and soft landscaping; alterations to biodiversity and BNG documents; updated lighting details and arboricultural information; additional parking note

at Land at Frobisher Gate, Milton Keynes, MK15 9HQ

Deadline: 23 June

Planning Officer: Tamlin Barton

Committee resolved to make no comment.

iii. PLN/2026/0906

Proposed change of use from C3 to C4 6 bedroom 6 person HMO
at 202 OLDBROOK BOULEVARD, OLDBROOK, MILTON KEYNES, MK6 2HG

Deadline: 6 July

Planning Officer: Sonia James

Committee resolved to object to the proposal on the basis that it fails to offer the necessary number of parking spaces for a 6 bedroom property, with only 2 spaces provided for (-1 from the current number of spaces).

Committee also noted the objections and concerns raised by surrounding residents, concerns & issues which CPCC recognise for the area.

Committee resolved to request that this application be considered by the Planning Panel, if the Planning Officer concludes that this application be recommended for approval.

iv. **PLN/2026/0985**

Proposed minor alteration to the front elevation of the dwelling involving the former garage opening, including the removal of the existing uPVC infill panel and window, infilling the opening with brickwork to match the existing dwelling, and the installation of a new uPVC window

at 48 TOLCARNE AVENUE, FISHERMEAD, MILTON KEYNES, MK6 2SS

Deadline: 7 July

Planning Officer: Gabriel Kenyon

Committee resolved to make no comment.

v. **PLN/2026/1180**

The reduction to provide 1 metre clearance away from building of Poplar tree protected by Milton Keynes Council Tree Preservation Order no. PS/540/15/183

at THE BARGE INN, 15 NEWPORT ROAD, WOOLSTONE, MILTON KEYNES, MK15 0AE

Deadline: 21 July

Planning Officer: Gabriel Kenyon

Committee resolved to make no comment.

vi. **PLN/2026/1276**

Proposed erection of two secure storage compounds and 5 shipping containers and associated hard standing

at TELEPHONE EXCHANGE, HELFORD PLACE, FISHERMEAD, MILTON KEYNES, MK6 2SY

Deadline: 27 July

Planning Officer: Sonia James

Committee resolved to make no comment.

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

vii. **PLN/2026/1228**

Approval of details required by condition 10 (Habitat Management and Monitoring Plan and Biodiversity Gain Plan) of permission ref. PLN/2025/0782

at Land south-east of Newlands Roundabout, Willen Lake South, Brickhill Street, Milton Keynes, MK15 0DS

Comments by 13 July

Planning Officer: Jack Pope

Committee resolved to make no comment.

viii.

PLN/2026/1115

Proposed erection of a single storey front extension
at 84 THE BOUNDARY, OLDBROOK, MILTON KEYNES, MK6 2HW

Comments by *27 July* *Planning Officer: Ryan White*

Committee resolved to make no comment.

ix.

PLN/2026/1233

Proposed single storey front extension
at 63 WALBROOK AVENUE, SPRINGFIELD, MILTON KEYNES, MK6 3JB

Comments by *30 July* *Planning Officer: Ryan White*

Committee resolved to make no comment.

x.

PLN/2026/1362

Approval of details required by condition 8 (HMMP) of permission ref. PLN/2025/2391
at XERCISE4LESS, WINTERHILL HOUSE, SNOWDON DRIVE, WINTERHILL, MK6 1AP

Comments by *17 July* *Planning Officer: Sonia James*

Committee resolved to make no comment.

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 - Eat Gelato R99FLK ref 159272
 1 ice cream van to trade Boroughwide for the following times:
 Monday to Sunday 16:00 to 19:00

c. Update on Past Consultations

Committee noted the outcome of the following applications.

Permitted/Approved:

- i. PLN/2026/0669 - 26 KIRKSTALL PLACE, OLDBROOK, MILTON KEYNES, MK6 2NB
 - ii. PLN/2025/0782 - Land south-east of Newlands Roundabout, Willen Lake South, Brickhill Street, MK15 0DS
 - iii. PLN/2026/0643 - 6 EYNSHAM COURT, WOOLSTONE, MILTON KEYNES, MK15 0BY
 - iv. PLN/2026/0513 - 37 RICHARDSON PLACE, OLDBROOK, MILTON KEYNES, MK6 2PL
- Refused:
- v. PLN/2025/2675 - Land to the south of Ox House, 43 Newport Road, Woolstone, MK15 0AA
 - vi. PLN/2026/0563 - 16 VERITY PLACE, OLDBROOK, MILTON KEYNES, MK6 2QF

d. Appeals

- i. 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

An appeal has been lodged with the [Planning Inspectorate](#) in respect of the above application. At this time, no further information has been made available to the Council. The Inspectorate will now check the appeal for validity and assign a suitable [procedure for considering the appeal](#). Once we receive notification of the start date for the appeal and its procedure, we will update you. Please do not make any representations at this time as, where allowed, these must be made directly to the Inspectorate through their appeals casework portal.

e. Planning Enforcement

The Committee received reports relating to Planning Enforcement.

16/26 General Consultations

- i. MKCC Electric Vehicle Charge Hubs and Car Clubs Consultation
[Have Your Say Today - Electric Vehicle Infrastructure - MK Transport Conversation](#)

Car Club overview

A car club is an efficient way for people to share cars. Car clubs provide access to pay-as-you-drive vehicles for people who sign up as members.

Vehicles are parked in dedicated and clearly marked parking spaces close to the homes and workplaces of car club members and are available on an hourly or daily basis, 24 hours a day, 7 days a week. Members usually have a choice of how to book cars in various locations using websites, mobile apps, or over the phone. They use this flexibility to enable more efficient travel, by making best use of cars alongside trains, buses, and cycling and walking.

Milton Keynes City Council is reviewing its car clubs and would like your views:

Charge Hubs overview

Charge Hubs will provide quick on demand charging using rapid and ultra rapid chargers which can top up a car battery in just 10 to 40 minutes. They will be conveniently located in areas such as local shops, leisure centres and in car parks near convenience stores and cafes to offer the customer purchasing/sit down options whilst waiting for their car to charge.

Milton Keynes City Council would like your views:

For each consultation there are tiles specifically tailored to capture feedback from Parish/Town/Community Councils.

Committee resolved that the consultations should be shared with all members of Council and be encouraged to submit any comments in response to the consultation.

17/26 Date of Next Meeting

Monday 10 August 2026 at 6:30pm

Any consultations requiring a response before the next meeting will be considered by Council on 21 July 2026.