



**Central Milton Keynes Town Council
 Planning Meeting held on 25th February 2015
 At the Town Council office, Margaret Powell House,
 413 Midsummer Boulevard, Central Milton Keynes**

Present: Andrew Thomas (Chair)
 Ken Baker
 Linda Inoki
 Jon Muncaster (Planning Advisor)
 Rebecca Kurth
 Paul Cranfield (Clerk)

Apologies: None

	Notes	Actions
1	Apologies & Declarations of Interest No new declarations of interest were noted.	
2	Minutes The minutes of the Planning Committee meeting held on 28 January 2015, as previously circulated, were agreed and signed as a true record.	
3	<p>Matters Arising</p> <p>Change of use- Brickhill House- Councillor Baker noted that he had not pursued clarification of the position regarding change of use to aparthotels. The Clerk agreed to refer back to the previous communications with MKCouncil relating to this matter. The Chair noted that the Town Council's concerns had been recorded accurately by Officers but no changes had been made to the scheme. He added that DCC was required to have regard to guidance but, as applications were not black and white, flexibility was able to be exercised.</p> <p>Theatre District Hotel- The Chair noted that as there was a condition in the Officers' recommendations for the hotel applicable to the façade it could be appropriate to raise other related issues for consideration when the application goes to DCC on 10 March. This approach was agreed and the Chair and Planning Advisor agreed to develop a letter to Anna Holloway requesting changes to the façade on Savoy Crescent and also to request that the frontal alignment of the building be adjusted to enable to entrance to link with the porte cochere. The Chair agreed to speak on these matters at DCC.</p> <p>Letter to Anna Rose-The Chair advised that he had sent a letter to Anna Rose requesting a meeting to discuss the way in which Officers appear to be reaching early position on applications which impacts adversely on the flexibility of developers. A response was awaited.</p>	<p>KB PC AT/JM</p>
4	List of Planning applications for the last 28 days The paper, as previously circulated, was noted.	

	<p>The Planning Advisor provided an outline of his enquiries on the 'minor' applications featured, which are not subject to individual scrutiny. A paper outlining his opinion on each application was noted and agreed.</p> <p>At the request of the Planning Advisor the Clerk to arrange for a projector to be available for meetings going forward. This will enable any points of clarification to be accessed in real time via the planning portal.</p>	PC
5	<p>Site Allocation Plans The paper, as previously circulated, was noted.</p> <p>The chair introduced the item by noting that the inclusion of two parcels of land within the parish within the site allocation plans paper did not mean that either would be developed upon or that, if development were to occur, that the whole site would be subject to that development.</p> <p>After some discussion it was agreed that the following responses be considered by the Town Council at its next meeting:-</p> <p>Land East of John Lewis Car Park- The Town Council opposes the building of flats over adopted highway, which is also part of CMK's classic infrastructure.</p> <p>Station Square- The Town Council objects to the use of any part of Station Square for residential development on the following grounds:-</p> <ul style="list-style-type: none"> • The square is part of the classic infrastructure of CMK. • This is the last major civic space within the parish • The CMK Alliance Business Neighbourhood Plan seeks to protect existing open spaces from further development. <p>A paper to be drafted for the Town Council meeting seeking ratification of the above views.</p>	PC
6	<p>Application to amend affordable housing obligation in respect of proposed development on B4.4 The paper, as previously circulated, was noted.</p> <p>A form of words was agreed for an objection to the proposal on the grounds that the bid was agreed subject to specific conditions pertaining to the proportion of affordable housing to be built and that any substantive variation to this condition should render the bid null and void, enabling alternative bidders to consider the site.</p> <p>Councillor Inoki referred to recent events in Winchester where the Secretary of State had overturned an application agreed on a similar basis. This to be referred to within the submission.</p> <p>The Clerk to lodge the objection.</p>	PC
7	<p>Prior Notification The paper, as previously circulated, was noted.</p>	
8	<p>E2.4 MSCP planning approval The Chair advised that he had been in contact with the office of the Secretary of State to ascertain the basis upon which the call-in request for the above development had been refused.</p> <p>He noted that the Secretary of State does not consider the merits of an application, but will call in applications where he perceives that there is a national interest.</p>	

	The local planning authority has a legal responsibility to make a sound decision, and any challenge on the grounds that this was not the case needs to be undertaken via a judicial review, rather than to the Secretary of State.	
9	<p>Other Business</p> <p>Two urgent items were brought to the attention of the committee by the Clerk, as follows:-</p> <p>The letter received by members of the committee from MK Gallery was discussed. The letter was noted.</p> <p>A request for a meeting with representatives from MK Council to discuss provisional plans for the development of Norfolk and Ashton House was considered and three dates were agreed as potential options for the meeting.</p> <p>The Clerk to pursue.</p>	PC
	<p>The meeting closed at 7.15 pm</p> <p>Date of next formal meeting proposed as Wednesday 25 March 2015 at 6pm</p>	