



**Central Milton Keynes Town Council
Planning Committee Meeting held on 17th May 2018
At Margaret Powell House,
413 Midsummer Boulevard, Central Milton Keynes**

Present: Andrew Thomas (Chair)
Andre Brady
Linda Inoki
John Muncaster (Planning Advisor)
Paul Cranfield (Clerk)
Thomas Walker (Deputy Clerk)

Apologies: Rebecca Kurth

Attendees: Sam Dix (SmithJenkins), Matt Green (MKDP), Peter Molloy (MKDP), Tim Skelton (MK Forum)

	Notes	Actions
P36/18	<p>Election of Chair</p> <p>The Clerk assumed the chair for this item, seeking nominations for the role of Chair.</p> <p>Councillor Inoki nominated Councillor Thomas, this nomination being seconded by Councillor Brady.</p> <p>There being no further nominations, Councillor Thomas was duly elected and resumed the Chair.</p> <p>The Chair then welcomed the attendees, and Clerk advised of the criteria within Standing Orders applying to attendees at a matter who expressed a wish to speak on an agenda item.</p>	
P37/18	<p>Apologies</p> <p>Apologies were noted from Councillor Kurth.</p>	
P38/18	<p>Declarations of Interest</p> <p>No additional declarations of interest were recorded. The Chair noted, however, that he had been in communication with MK Forum in connection with Item P42/18 but that these communications did not prejudice his role.</p>	
P39/18	<p>Election of vice Chair</p> <p>The Chair called for nominations for the role of vice Chair. Councillor Thomas nominated Councillor Inoki, this nomination being seconded by Councillor Brady.</p> <p>There being no further nominations, Councillor Inoki was duly elected to the position.</p>	

<p>P42/18</p>	<p>At this juncture the Chair sought, and received, agreement to bring forward Agenda Item P42/18. Attendees present were then invited to speak on this item. The Chair also advised that he was minded to enable questions posed about the application by councillors to be responded to by attendees in the interest of clarity.</p> <p>Planning application 18/01015/FUL- ten storey hotel on site B3.1(s) The paper, as previously circulated, was noted.</p> <p>Presentation by Sam Dix, SmithJenkins Height- The site is at one of the lowest points in CMK and, as such, the proposed building sits nicely in the skyline. No conflict with CMKAP. Parking- This is a new development and the small loss of on-street parking to provide for servicing and access is acceptable. No development on this site could provide parking- not viable. Basement parking was considered, but deemed unviable. The development is policy compliant with national planning policy and the Neighbourhood Plan that specifies maximum standards.. It is well located for train station and the main bus route on Midsummer Boulevard.. The transport assessment considers the parking requirements of MKCouncil and notes that the policy is met via assessed availability within the B3 block. Weather Protection- Applicants are developing additional information to consider options. A deferral of any objection on this issue was requested. Weather protecting the frontage within the curtilage would reduce total ground floor space by 6-10%. No real continuity of weather protection, due to parked cars between buildings and steps to Jaipur. An oversailing canopy within the red line boundary which has a solid structure is considered CMKAP compliant.</p> <p>Presentation by Tim Skelton, MK Forum Height- Concerns over the height of the building. Higher than Victoria House. Access- Elevation has been turned round but the main door is still on the side, not facing the boulevard. Access to main entrance may not be DDA compliant. Colonnades- There are colonnades on the other 3 buildings within the block which front the boulevard. Cladding- Concerns over the cladding, should this not be simplified? Parking- Need to be convinced that hotel parking does not conflict with business use, and hence that there is no overlap. More details on parking and alternative transport uses is required.</p> <p>Presentation by Matt Green, MKDP This is an MKDP site and the scheme is thought to be right for the area. Work over the last year has got this scheme to one that can happen. Height- An 8 storey office building would be higher than the 10 storey hotel. Main Entrance- The boulevard-facing entrance is to the bar and restaurant. This is felt to provide the best opportunity for activity on the boulevard frontage. Weather Protection- A canopy would give weather protection without compromising the ground floor space. Parking- Parking meets required standards. MKDP believes that the application is in compliance with the CMKAP.</p> <p>At this juncture the Chair sought questions from councillors, which were responded to by Sam Dix and Matt Green as follows:-</p> <ul style="list-style-type: none"> - 11 on-street parking spaces are lost from within the highway to provide for the drop-off and service area. 	
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	<ul style="list-style-type: none"> - Service yard will not be visible to the public being retained with the building perimeter. - There will be a comprehensive service yard management scheme. - The developers are in advanced discussions with a prospective operator. - Obligated to build out within 24 months of planning agreement, but would hope for achievement in 18 months. - Materials are a cladded panel system attached to the top of render. (Samples were offered.) - Materials and colour of exterior could be conditioned by MK Council. - Interface with Grafton Park will be using and enhancing if necessary the existing landscaping. Given the height changes, developers will need to look at screening to ensure no visibility into the service yard from the park. - Boulevard entrance also directs people to a stairwell or lift to the hotel reception area, which is on the first floor. Boulevard is expected to be entrance for activities within the ground floor, but also provides access for hotel guests. <p>Following the above interactions the committee considered its response to the application.</p> <p>Response to the application:- Weather Protection- Whilst accepting the principle of there being no colonnades on the side elevations, the Planning Committee agreed that the development would benefit from a colonnade frontage to the boulevard, building on the principal of the colonnade provided at the immediately adjacent Victoria House, but if this was not feasible any canopy should remain within the curtilage of the site and not extend over highway.</p> <p>Parking- Whilst being concerned at the loss of 11 on-street parking bays in this general location it was agreed that the proposal for no on-site private parking was acceptable due to the development being close to the Central Train Station and the main bus routes on Midsummer Boulevard..</p> <p>Main Entrance- The boulevard entrance should provide primary access to the hotel.</p> <p>Materials- A decision on a response to materials to be used to the external facings of the building was deferred pending further discussions with the applicant based on a sight of samples and more precise drawings which will better indicate what the look of all elevations, but particularly the boulevard elevation.</p> <p>Agreed Summary Position on the Application CMK Town Council objects to the application as submitted on the following grounds:-</p> <ul style="list-style-type: none"> - Weather protection solution needs to be addressed as outlined above. - Boulevard entrance to be the main entrance to the hotel. - The position on materials to be reserved pending receipt of more detailed information and samples.. <p>At this juncture all four attendees left the meeting.</p>	
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P40/18	<p>Minutes The minutes of the Planning Committee meeting held on 25th April 2018, as previously circulated, were agreed as a true record with the following amendment to item P35/18:</p> <ul style="list-style-type: none"> The word 'explanatory' be inserted line 3 between 'not' and 'wording'. 	
P41/18	<p>Minor Planning Applications The paper, as previously circulated, was noted.</p> <p>The recommendations from the Planning Advisor were considered and the following decisions agreed upon:</p> <p>18/00977/FUL Installation of a Children's Play Area at Xscape Support the provision of a play area, but the committee has concerns over the detail of the design, which it is felt can be resolved by discussions with our Planning Advisor.</p> <p>18/00995/FUL Flexible Uses A1/A3/A5 Unit 51, Midsummer Arcade Neutral</p> <p>18/00119/ADV Advert Consent, Unit 302, 67 Midsummer Place Neutral</p> <p>18/00995/FUL Flexible Uses A1/A3/A5 Unit 51, Midsummer Arcade Support the fascia sign BUT Object to the black vinyl finish.</p> <p>18/01033/FUL Installation of two signs in Campbell Park 18/01035/ADV Installation of two signs in Campbell Park Object- Councillor Inoki to provide a form of words to accompany the objection.</p> <p>18/01072/FUL Flexible Uses A1/A3/A5 Unit 50, Midsummer Arcade 18/01073/FUL Flexible Uses A1/A3/A5 Unit 50A, Midsummer Arcade 18/01074/FUL Flexible Uses A1/A3/A5 Unit 52, Midsummer Arcade Neutral</p> <p>18/01078/FUL Change of use D2 to D1, Brooklyn House Support</p>	
P43/18	<p>Verbal Update on meeting with centre:mk The Chair gave a verbal update to the committee on items discussed at a recent meeting with centre:mk which was noted.</p>	
P44/18	<p>Items for Next Meeting Two items carried forward from the April meeting to be considered for inclusion in the June meeting as follow:- -creating a system to record the full wording submitted to Milton Keynes Council on each application - whether or not explanatory wording should be included on supportive responses to applications.</p> <p>The meeting closed at 7.45 pm</p> <p>Date of next formal meeting- Wednesday 27th June 2018</p>	<p>PC/RK/AT</p> <p>PC/RK/AT</p>

Chair's Signature.....

Date.....