



**Central Milton Keynes Town Council  
Planning Committee Meeting held on 24<sup>th</sup> July 2018  
At Margaret Powell House,  
413 Midsummer Boulevard, Central Milton Keynes**

**Present:** Linda Inoki (Chair)  
Andre Brady  
Rebecca Kurth  
Paul Cranfield (Clerk),  
Thomas Walker (Deputy Clerk)

**Apologies:** Andrew Thomas, Jon Muncaster

**Members of the Public:** One to item P57/18

	<b>Notes</b>	<b>Actions</b>
P55/18	<b>Apologies</b> Apologies were noted from Councillor Thomas and Jon Muncaster.	
P56/18	<b>Declarations of Interest</b> No declarations of interest were recorded.  At this juncture, the Chair proposed that Item P60/18 should be considered at this juncture. The proposal was agreed.	
	<b>Member of the Public</b> At this juncture the Chair invited the member of the public to speak. With regard to the application 17/02581/FUL, Grant Thornton House, the member of the public made the following observations:- <ul style="list-style-type: none"> <li>● Privacy- the development falls within the 22 metre radius determining whether privacy is impacted upon. Apartments at The Paragon Building will be overlooked by the fourth, and particularly fifth floor of this development.</li> <li>● The proposals will result on a building higher than Santander, but in a predominantly low rise, residential area.</li> <li>● The proposals will result in an eradication of light in the neighbouring property.</li> </ul> The Chair thanked the member of the public for his contributions and it was agreed that the Town Council would firm up on its request for DCC to undertake a site visit, including access to The Paragon Building apartments being available if required.  It was also agreed that the Town Council would request a right to light report to be provided by the applicant.	
P60/18	<b>Grant Thornton House- 17/02851/FUL</b> The papers, as previously circulated, were noted.	

	<p>The responses provided by the applicants to objections raised in the Town Council's submission of 8 November 2017 were considered.</p> <p>The objections relating to refuse management and fascia materials for the penthouse were deemed to have been satisfied, and the principle of a reflective (ie quality) material for use in the cycle storage area was accepted, subject to clarity on the actual proposed material.</p> <p>It was agreed that within the submission there remain two matters to be addressed:</p> <ul style="list-style-type: none"> <li>● Parking- accepting that the under-provision within the original submission cannot be enforced, and, whilst welcoming the agreement reached with Milton Keynes Council on a payment in lieu of the 12 on-plot parking spaces to be lost, the Town Council agreed to seek confirmation that 'per plot' cash being offered was equivalent to a MSCP space.</li> <li>● Built Form and Appearance- the Town Council maintained its previously expressed view that the scale of the building within its location is disproportionate and agreed, as above, to request a 'Right to Light' report and a site visit by DCC.</li> </ul> <p>The Clerk to convey the above to Milton Keynes Council and the applicant.</p> <p>The member of the public left the meeting at this juncture.</p>	PC
P57/18	<p><b>Minutes</b> The minutes of the Planning Committee meeting held on 27<sup>th</sup> June 2018, as previously circulated, were agreed as a true record and signed as such by the Chair.</p>	
P58/18	<p><b>Interim Minor Planning Applications</b> The paper, as previously circulated, was noted.</p> <p>The Chair of the Planning Committee agreed to the recommendations of the Planning Advisor with regard to the applications as below. The following decisions were ratified:</p> <p><b>18/01507/FUL</b> <b>Neutral</b></p> <p><b>18/01556/LBC</b> <b>Neutral</b></p> <p><b>18/01557/ADV</b> <b>Neutral</b></p> <p>It was agreed that previous precedent permitting high percentages of vinyl covering windows of an outlet should not influence the Town Council's view on a fresh application which may result in a similar amount of coverage.</p>	
P59/18	<p><b>Minor Planning Applications</b> 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><b>18/01680/ADV New shopfronts and advertisements, 121 Midsummer Arcade</b> Approve the arcade proposal, but OBJECT to the boulevard proposal being contrary to CMK AP G7.</p> <p><b>18/01681/FUL New shopfronts and advertisements, 121 Midsummer Arcade</b> OBJECT, as above.</p> <p><b>18/01292/FUL Single Storey extension- Matrix House</b> Neutral. Suggest metal trims to the roof edges, matching the spec for the glazed screen below. And low maintenance, low level shrubs across the planting zone, with a line of trees planted direct into the ground.</p>	
P61/18	<p><b>18/01015/FUL- Ten storey hotel on site B3.1S (Grafton Park)</b> The papers, as previously circulated, were noted.</p> <p>The Town Council expressed its pleasure in the amended plans which now provide a colonnade on the Avebury Boulevard frontage.</p> <p>It accepted the arguments put forward by the applicant in respect of the two entrances, with the hotel entrance being located off the boulevard and activity on the Avebury Boulevard frontage being provided via the bar/restaurant entrance.</p> <p>Whilst expressing disappointment at the design and the use of render, overall, it was agreed that in light of other improvements the objection to the application would be withdrawn in full.</p>	PC
P62/18	<p><b>18/01591/FUL- Wyevale site</b> The paper, as previously circulated, was noted.</p> <p>The development was discussed and a response to the application considered.</p> <p>It was agreed that the Town Council would object to the application on two counts, refuse management and parking provision.</p> <p>The response should:-</p> <ul style="list-style-type: none"> <li>● Note the response to discussions regarding height and massing, particularly in the vicinity of the adjacent housing and that there would not appear to be a right to light impact.</li> <li>● Request that the quadrants being removed on the frontage be used in another location within the perimeter of the scheme.</li> <li>● Request a condition that no bins are to be taken out onto Lower North 10<sup>th</sup> Street prior to collection.</li> <li>● Request greater detail on how waste from all 4 commercial units is to be managed.</li> <li>● Request a condition that residents not benefitting from one of the designated parking spaces within the scheme cannot apply for residents' parking permits.</li> <li>● Note that the planters impact upon the ability of pedestrians to use the Avebury Boulevard colonnade to best effect and their use/location needs to be reconsidered.</li> </ul> <p>Summary:-</p> <ul style="list-style-type: none"> <li>● The Town Council is content with the design and massing.</li> <li>● It is reasonably content with the service access arrangements.</li> </ul>	

	<ul style="list-style-type: none"> <li>• It requires amendments to the arrangements for refuse management.</li> <li>• It requires parking provision to be addressed.</li> </ul> <p>It was agreed that the Chair and the Deputy Clerk compile a formal submission as above. This to be submitted under Chair's Action.</p>	LI/TW
P63/18	<p><b>18/01456/ADV- Xscape signage</b></p> <p>The paper, as previously circulated, was noted.</p>	
P64/18	<p><b>Inclusion of supportive rationale within submissions on planning applications</b></p> <p>After some discussion, it was agreed that the default position on an application upon which the Town Council determines a 'support' or 'neutral' position will be that relevant and valuable comments forming part of the Planning Advisor's summary be incorporated within the response on the Planning Portal in order to improve understanding of the Town Council's rationale.</p>	
P65/18	<p><b>Dates of August and September meetings</b></p> <p>It was agreed that the August and September meetings would be held on Tuesday 21 August and 25 September respectively. The remainder of the year's meetings will be held on the dates previously advertised.</p>	
P66/18	<p><b>Items for Next Meeting</b></p> <p>None</p> <p><b>The meeting closed at 8.10 pm</b></p> <p><b>Date of next formal meeting- Tuesday 21<sup>st</sup> August 2018</b></p>	

Chair's Signature.....

Date.....