



**Central Milton Keynes Town Council
Planning Committee Meeting held on 18th February 2020
At Margaret Powell House,
413 Midsummer Boulevard, Central Milton Keynes**

Present: Andrew Thomas (Chair)
Andre Brady
Oya Discombe
Linda Inoki
Paul Cranfield (Clerk)

Apologies: Amir Chahardehi, Rebecca Kurth, Thomas Walker

Members of the Public: Ed Heppenstall (Cannon Capital Developments)

	Notes	Actions
P20/009	Apologies Apologies were received from Councillors Chahardehi and Kurth. Also from Thomas Walker.	
P20/010	Declarations of Interest No declarations of interest were recorded. The member of the public declined to speak at this juncture, but indicated his willingness to answer questions on Item 20/013 if so requested.	
P20/011	Minutes The minutes of the Planning Committee meeting held on 15 th January 2020, as previously circulated, were agreed as a true record and signed as such by the Chair.	
P20/012	20/00143/FUL & 20/00144/LBC 21 column mounted antennae along Midsummer and Silbury centre:MK colonnades The papers, as previously circulated, were noted. It was noted that councillors Thomas and Inoki had attended a pre-application meeting with centre:MK, which discussed a number of future projects, including this application. The following response was unanimously agreed:- Support – The Town Council recognises that the applicant has gone to considerable trouble to identify discrete placement and design of the units to reflect the listed building architecture.	
P20/013	20/00185/FUL Demolition of Bowback House and erection of 14 storey residential scheme The paper, as previously circulated, was noted. It was noted that councillors Thomas and Inoki had attended a pre-application meeting held as part of the applicant's consultation process	

	<p>and that welcome design changes had been made as a result of the that process.</p> <p>A councillor commented that the current building does not relate well to the surrounding public realm on Silbury Boulevard and particularly on Witan Gate whilst the proposed development achieves a better relationship with the as built classic infrastructure.</p> <p>Concerns were expressed at the level of car parking provision relative to the number of units proposed. The Chair noted that parking standards are a start point, not an absolute, other factors being taken into account, such as lower parking demand associated with city centre living, public transport provision and available public parking in the immediate vicinity.</p> <p>Ed Heppenstall was asked to respond to queries and indicated that the parking spaces would be allocated on a 'first come' basis, and these would change hands over time as residents' needs change. He said that there would be no parking permits issued outside of the scheme.</p> <p>It was noted that, whilst weather protection is not proposed on the Witan Gate elevation, this would not be easily achievable and that weather protection is not provided along the remainder of this aspect.</p> <p>The applicants' proposed use of brickwork was welcomed.</p> <p>The lack of affordable housing was identified. Ed Heppenstall replied that a viability assessment had been submitted to MKCouncil which determined that there could be no affordable housing within the scheme, but offering a sum by way of s106 in lieu of this. He noted that MKCouncil was now in the process of obtaining its own report on viability.</p> <p>Councillors were informed that the roof gardens would house small trees and large shrubs, which could be seen from the street, and that the landscaping scheme would be returned to under 'reserved matters'.</p> <p>At this juncture, a vote was taken and it was agreed by 3 votes in favour to 1 abstention to support the scheme.</p> <p>Comments to be included in the submission should request that a viability assessment be undertaken to determine the best outcome for s106 contributions and affordable housing. Also, that an appropriate design solution be developed to address the louvre vents along Witan Gate through the creation of an imaginative and interesting façade, including the provision of public art.</p>	
P20/014	<p>Items for Next Meeting None</p> <p>The meeting closed at 6.55 pm.</p> <p>Date of next formal meeting- Wednesday 18th March 2020</p>	

Chair's Signature.....

Date.....