



Central Milton Keynes Town Council Planning Committee Meeting held at Margaret Powell House On 28th March 2023

Present:

Andrew Thomas (Chair)
Peter Lightfoot
Philip Murphy
David Stabler
Paul Cranfield (Clerk)

Apologies: None

In attendance: Jon Muncaster

P23/009– Apologies

None.

P23/010 – Declarations of Interest

None.

P23/011 - Ratification of Minutes of the Planning Committee meeting held on 21st February 2023

The minutes of the meeting of the Planning Committee meeting on 21st February 2023 were agreed as a true record of the meeting and duly signed by the Chair.

The Clerk was asked to enquire how the luminescence approved for The Hub lightboxes under application 23/00027/ADV would be checked.

P23/012- Planning Update

The paper, as previously circulated, was noted.

P23/013 – Ratification of Chair’s Action on Minor Applications

The papers, as previously circulated, were noted.

The Chair’s actions with regard to the following applications were ratified as follows:-

22/00278/ADV- Advert consent Costa Coffee, 1 Sunset Walk
SUPPORT

22/00276/LBC- Listed building consent for internal works at Costa Coffee, 1
Sunset Walk
SUPPORT

The Clerk noted that this application had been subsequently withdrawn.

23/00405/FUL- Addition of 19 Grilles, Silbury House
SUPPORT, subject to receipt of confirmation of grille colour.

23/00197/FUL- Northgate House additional parking
OBJECT

The Chair outlined the position with regard to the land ownership of the area included within the Application, noting that he had raised this with MKCCouncil, who are currently looking into this matter further.

The Clerk noted that an objection had been lodged prior to the meeting, and this was ratified.

P23/014 – Minor applications

The paper, as previously circulated, was noted.

The responses to the applications were agreed as follows:-

23/00578/ADV- Advert consent Sankalp Indian Restaurant
OBJECT- The box sign does not comply with the design manual agreed between the landlord of Lloyds Court and MKCCouncil (Heritage) which permits only individual letters to be affixed on the granite spandrels.

23/00049/ADV- Advert consent CK Foods, 1-2 Metropolitan House
SUPPORT

23/00561/ADV– Advert consent Unit B2, The Place
SUPPORT

P23/015- Planning application 23/00550/FUL- Bank House

The paper, as previously circulated, was noted.

It was agreed that the Town Council should register an objection to the proposed development on the site of Bank House. The text of the objection to be developed by the Chair in conjunction with the Clerk and Planning Support, to be circulated for comment prior to lodgement.

The main themes of the objection were agreed as:-

- The development makes little effort to seek to relate to Bouverie Square- the aspect facing the park being used for cycle storage, waste vehicle access etc. This would cause damage to the value of the public amenity space. This frontage is not in the spirit of Local Plan policy D1A2 or CMKAP G6
- The building density proposed (estimated at 1400dph) is considerably higher than CMKAP G10 requirement of an average density of around 250dph for this part of CMK and policy HN1 in the Local Plan specifying a range of 150-500 dph and being substantially higher than any residential developments currently permitted in CMK.
- The height of the proposed scheme triggers CMKAP G9 i)- requiring the scheme to offer outstanding economic and social benefits to CMK and Milton Keynes. This is not evidenced.
- The development is not offering a mix of social housing as required by policy, and even discounted rents will be unaffordable to those currently on the housing waiting list.
- Local Plan ER2 designates the site for employment use. Without an intention to redesignate the site, office use needs to be maintained at the level of square footage currently allotted (50,000 sq ft). Under the proposals the new development will only accommodate 250sq mtrs office space. The arguments put forward in the application are not considered satisfactory.
- Local plan policy D3 A4 is not satisfied by the development, which is significantly out of scale with its immediate surrounding townscape.
- Parking is also a concern. The only very recently adopted Parking Standards SPD guidance would indicate a need for 153 parking spaces to be provided integral with the development. The proposal is for 81, only 52% of that recommended. Once again this creates demand on public parking in the surrounding area.

P23/016- Planning application 23/00613/NMA Campbell Wharf Substation

The paper, as previously circulated, was noted.

The urgent objection with regard to this application was ratified as follows:-

‘The Town Council objects to application 23/00613/NMA, Campbell Wharf additional substation. The application is beyond the scope that can be considered as an NMA. The proposed location of the substation is beyond the immediate frontage of previous consented development being located on the verge in highway land comprising the Elder Gate (V9) grid road. The application is therefore not one to 'amend' previously approved drawings, but to seek approval to a new structure that did not form part of the earlier and subsequently consented application.’

It was agreed that the following wording be added to the objection-
'The Town Council also notes that a bellmouth has been constructed at the location of the proposed substation. Neither this nor the bellmouth between Blocks 3 and 4 formed part of the original 17/00855/REM application. The LPA is asked to advise whether or not either of these bellmouths benefits from a planning consent, particularly as the bellmouth at Block 5 falls outside of the red line boundary associated with that application, ref 21/02457/FUL. Since these bellmouths have been built on highway land, confirmation is further sought as to whether either, or both, are part of a s278 agreement?

Additionally, as the substation is being built to serve the development it is the strong view of the Town Council that this should be located on development land, not in the landscaped public highway corridor.'

P23/017 - Items for Next Agenda

None

The meeting closed at 7.25 pm.

The next scheduled meeting to be held on Tuesday 18 April 2023 at 6.10pm in Margaret Powell House

Chair's Signature..... Date.....