



**Central Milton Keynes Town Council  
Planning Committee Meeting held on 18<sup>th</sup> December 2019  
At Margaret Powell House,  
413 Midsummer Boulevard, Central Milton Keynes**

**Present:** Andrew Thomas (Chair)  
Oya Discombe  
Linda Inoki (from item P19/83)  
Rebecca Kurth  
Paul Cranfield (Clerk)  
Thomas Walker (Planning Responses)

**Apologies:** Andre Brady  
Amir Chahardehi

**Members of the Public:** None

	<b>Notes</b>	<b>Actions</b>
P19/80	<b>Apologies</b> Apologies were received from Councillors Brady and Chahardehi.	
P19/81	<b>Declarations of Interest</b> No declarations of interest were recorded.	
P19/82	<b>Minutes</b> The minutes of the Planning Committee meeting held on 20 <sup>th</sup> November 2019, as previously circulated, were agreed as a true record and signed as such by the Chair.  At this juncture, the Chair advised the committee that he had been contacted by Councillor Gowans, the Cabinet Member for Planning and Transport to advise the Town Council that Milton Keynes Council will be commencing the process to seek to make an Article 4 direction to remove permitted development rights in the business district of CMK from the Railway to Saxon Gate, which currently allows the conversion of office development to residential use without the need to apply for planning consent in the usual way. A delegated decision report will be considered early in the New Year seeking approval to commence the Article 4 Direction process.	
P19/83	<b>Minor Planning Applications</b> The paper, as previously circulated, was noted.  Councillor Inoki arrived at this juncture.  The recommendations from the Planning Advisor were considered and the following decisions agreed upon:  <b>19/03060/FUL Station House, Part of Ground Floor Change of Use Support.</b>	

	<p><b>19/03112/FUL New Condensers and plant, Witan Gate House Support.</b></p> <p><b>19/03138/ADV Blade Sign, 42 Midsummer Arcade Support,</b> subject to clarification that the sign is not setting a precedent.</p> <p><b>19/03137/FUL New shopfront, 42 Midsummer Arcade Support.</b></p> <p><b>19/03199/FUL Conversion Garage to Living Accommodation, 574 Avebury Boulevard Neutral.</b></p> <p><b>19/03160/FUL Retrospective Application for Pergola, Midsummer Tap</b>  <b>Object</b> CMK Town Council objects to the application on the grounds cited below. If, notwithstanding our objections, Officers are minded to approve the application we request that it is referred to DCC or DCP for determination.  Meanwhile, if the Case Officer wishes to discuss the reasons for our objections, and any potential amendments to the application and/or conditions that might be imposed, please contact the Town Council before the application is determined.</p> <p>1. In recent years the Theatre District’s largely successful re-branding as 12<sup>th</sup> Street has seen various alterations but some have reduced the paved pedestrian area on and near the boulevard frontage. Unfortunately, the current proposals would restrict pedestrian access still further by introducing new and significant obstructions. Since this area incorporates an important pedestrian through-route it should not be further curtailed.</p> <p>2. The proposed pergola is a particularly prominent incursion into the public realm, closing off the view up Savoy Crescent and effectively privatising the space with the use of fencing. This would have a significant, negative impact on the open character of the area. The changes made are in contravention of Plan:MK Policy D1, in that the development proposed does not respond appropriately to the site and its surrounding context, and is contrary to the requirement to achieve ease of movement by creating places that are permeable and well connected.</p> <p>The Town Council would be willing to consider a more appropriate, less intrusive, structure and would welcome the opportunity to discuss this with the applicants.</p>	
P19/84	<p><b>19/02984/FUL &amp; 19/02985/LBC, Changes to Octo Square</b>  The paper, as previously circulated, was noted.</p> <p>The Chair provided an update on discussions in respect of these applications.</p> <p>He noted that, following initial indications of concerns with the architect, three changes had been made to the original drawings.</p> <p>Whilst feeling that the proposed scheme was a missed opportunity, it was the committee’s view that there was no planning basis for an objection to be lodged.</p> <p>The following was agreed-</p>	

	<p><b>Neutral</b> Overall, the Town Council is disappointed with the proposed re-design of this important square and disappointed that the applicant did not consult with us before filing the application.</p> <p>We do not believe that the proposed hard landscaping changes will enhance the setting of Octo, a Listed and instantly-recognisable piece of CMK's Modernist heritage. In our view, the proposed design is too busy and fragmented to be in keeping with the sculpture's simplicity and with the Modernist architecture of Norfolk and Ashton House.</p> <p>However the Town Council welcomes the applicant's recent amendments: the return to 600 x 600 slabs, the use of stainless steel on the kerb edging and the removal of the small mound. We also welcome the proposal to replace the existing benches with classic CMK street furniture.</p> <p>A further improvement we would recommend would be to upgrade the materials of the plinth surrounding the pool. The existing materials are poor in quality and appearance, and have not proven to be durable. This would be a good opportunity to replace the plinth with a natural stone material, such as granite, taken from CMK's distinctive palette of materials. We believe that this would be a positive enhancement to the setting of the listed sculpture.</p>	
P19/85	<p><b>19/02804/OUT Food Centre</b> The paper, as previously circulated, was ratified.</p>	
P19/86	<p><b>19/0102898/PANOTH, Demolition of 702-710 Midsummer Boulevard</b> The paper, as previously circulated, was ratified.</p>	
P19/87	<p><b>Items for Next Meeting</b> None</p> <p><b>The meeting closed at 7.20 pm.</b></p> <p><b>Date of next formal meeting- Wednesday 15<sup>th</sup> January 2020</b></p>	

Chair's Signature.....

Date.....