



Agenda Item P24/035

Central Milton Keynes Town Council Planning Committee Meeting held at Centrecom Meeting Place On 20th August 2024

Present:

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

In attendance: Jon Muncaster

P24/025 – Apologies

Andrew Thomas.

P24/026 – Declarations of Interest

None.

P24/027 - Ratification of Minutes of the Planning Committee meeting held on 16th July 2024

The minutes of the meeting of the Planning Committee meeting on 16th July 2024 were agreed as a true record of the meeting and duly signed by the Chair.

The Clerk noted that Councillor Thomas had been in contact with Officers regarding the Jaipur Planning Appeal and would be seeking to meet with them upon his return.

P24/028- Planning Update

The paper, as previously circulated, was noted.

It was noted that the planning application for the Theatre MSCP (24/00036/FUL) was approved at MKCCouncil's Planning Committee by 7 votes to 4.

P24/029 – Minor application- Chair’s Action Ratification

The paper, as previously circulated, was noted.

The following planning application decision, as agreed under Chair’s Action was ratified:

24/01504/ADV- Advert consent Cakebox - SUPPORT

P24/030 – Minor applications for consideration

The paper, as previously circulated, was noted.

The following decisions were agreed upon:-

24/01549/FUL- Rooftop condenser, 69-71, Silbury Arcade- SUPPORT

24/01550/LBC- Rooftop condenser, 69-71, Silbury Arcade - SUPPORT

24/01573/FUL- Retention of rooftop plant, 21, Silbury Arcade- SUPPORT

24/01574/LBC- Retention of rooftop plant, 21, Silbury Arcade- SUPPORT

24/01530/FUL- Refurb of external courtyard, 150 Midsummer Bvd- SUPPORT

24/01672/ADV- Advert consent, Shell petrol station, Childs Way- SUPPORT

24/01719/PRIOR- Change of use Class E to C3, Topaz House- NEUTRAL

P24/031- Planning application 24/01299/FUL Westminster House

The paper, as previously circulated, was noted.

The history of the site is that conversion from office to 133 residential units was approved under permitted development in 2021. A subsequent application to extend upwards by 3 storeys to provide 237 residential units was granted in 2023. This was not proceeded with, and the current demolition and build application to a maximum of 9 storeys to accommodate 378 BtR units has been lodged.

The application was considered by councillors and the following features were recognised:-

- The height of the scheme
- The alignment with the porte cochere
- Permeability
- The presence of balconies on a number of units
- Weather protection along Avebury Boulevard
- Previous history

However, the overall view was that more could be done in the following areas:-

- The insufficient provision through s106 towards the affordable housing target of the equivalent of 31% of the planned units.
- The lack of private amenity space, resulting from the provision of balconies in only 53% of the planned units (Juliet balconies in the remainder do not provide private amenity space).
- The low level of car parking spaces (18.1%) of flats is insufficient and below the parking SPD requirements. Additional spaces within the public realm cannot continue to justify such low levels of integral provision.
- 28% provision of blue badge parking spaces is insufficient. The SPD requires 1 blue badge parking space per WCA unit.
- In line with the CMK design hierarchy, traffic entrances to edge blocklets should be from gates. This is not the case with the main access being on the South Seventh Street, a 'slow street'. It is proposed that a more effective way of managing traffic flow for the scheme would be achieved by handing (reversing) it.
- Given the increased demand for food and other deliverables, it is not considered acceptable that a Service Delivery Plan does not form part of the substantive submitted documents, as access and egress for deliveries etc in a development of this size is fundamental to the smooth operation of the building.

For the above reasons the Planning Committee agreed to OBJECT to the application as submitted.

A discussion ensued regarding whether the Town Council could/should have sight of the evidence provided by the Theatre car park developers (and also that for Bank House) supporting the position that the scheme is not viable, and thus no affordable housing can be accommodated on site, and that a small contribution be made in lieu of this for off-site provision.

The meeting closed at 7.10 pm.

The next scheduled meeting to be held on Tuesday 17 September 2024 at 6.10pm at Centrecom Meeting Place

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