



Central Milton Keynes Town Council Planning Committee Meeting held at Centrecom Meeting Place On 17th September 2024

Present:

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

In attendance: None

P24/033 – Apologies

David Stabler

P24/034 – Declarations of Interest

None.

P24/035 - Ratification of Minutes of the Planning Committee meeting held on 20th August 2024

The minutes of the meeting of the Planning Committee meeting on 20th August 2024 were agreed as a true record of the meeting and duly signed by the Chair.

Councillor Murphy queried whether the Clerk had requested sight of viability assessments from MKCCouncil. The Clerk to check.

P24/036- Planning Update

The paper, as previously circulated, was noted.

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Chair's initials.....

P24/037 – Minor applications for consideration

The paper, as previously circulated, was noted.

The following decisions were agreed upon:-

24/01587/FUL- New roof plant, Lloyds Court- NEUTRAL, with request to colour match with existing plant.

24/01680/ADV- Advert consent, The Entertainer- SUPPORT

P24/038- Planning application 24/01612/FUL Campbell Park Northside, Phase 1

The paper, as previously circulated, was noted.

The history of the site is that a previous application was withdrawn towards the end of 2023. This scheme is for some 60 fewer flats over 5 blocks, which are lower but longer than those previously proposed.

The application was considered by councillors, and the following issues were identified as issues of concern:-

- While the building heights have been reduced, there remain 12 & 11 storey blocks. It was noted that within the MK 2050 City Plan reference is made to the nature of the Campbell Park and the 'Parkside' areas as follows:-
Finally, Campbell Park and the 'Parkside' areas adjacent will be mainly residential and provide the opportunity to create a far greater mix of types of homes for future residents of CMK in low to mid-rise development of up to 6 storeys in height.
Using this baseline, it was felt that 12 storey buildings would not be permitted in any other primarily residential part of MK, and thus, should not be allowed to be built as part of this application.
- The rationale for building blocks in excess of 8 storeys (seeking to address CMKAP G9, but not G4c) is cited in a number of statements seeking to justify the delivery of 'outstanding economic and social benefits'. Far from being exceptional, these provisions can be construed as simply provision of 'standard' facilities only.
- Referencing once again the MK 2050 City Plan as above, it was agreed that the lack of mix of housing within the scheme is unacceptable in a residential development.
- The scheme should provide for active surveillance for cyclists and pedestrians along the redway routes. This is usually achieved by building closely to them. This is not the case with this application.

- The layout does not address the needs of Plan:MK Policy D3, which requires that the buildings should engage with the existing streets. This is particularly problematic in light of the secluded nature of the Silbury Boulevard footpath through the Overgate underpass. Frontages activating this footpath are sorely needed on both sides of the underpass to improve safety and natural surveillance in this area.
- The lack of any clarity with regard to contributions towards affordable housing is of great concern, given the low levels of 'in lieu' contribution accepted from recent scheme developers. The continued acceptance of 'in lieu' payments, rather than the availability of units with CMK developments means that key workers within the parish have little to no chance of ever securing a home within the parish boundaries.
- Given that the road through the site will be privately owned and managed, assurances should be sought through the planning process that the redway will either be adopted by MKCCouncil or subject to a walkway agreement enabling active travel.
- There is a lack of clarity over the public accessibility of the redway which will probably also require some sort of agreement.

It was agreed that the Clerk should contact Great Linford Parish Council to enquire whether it was intending to submit any comments on the application.

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

P24/039- Objection to planning application 24/01299/FUL Westminster House

The paper, as previously circulated, was noted.

The meeting closed at 7.15 pm.

The next scheduled meeting to be held on Tuesday 15 October 2024 at 6.10pm at Centrecom Meeting Place

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