



Minutes of the meeting of Loughton & Great Holm Parish Council Planning Committee held on Monday 06 January 2020 at 7:30pm at the Community Centre, 87 Kensington Drive, Great Holm MK8 9AY.

Councillors present: Councillors Sargent (in the Chair), Dyer, Feeney and Howe.

Staff present: Philip Compton (Parish Clerk)

Members of the public: 9

PLC11/20 Apologies: None

PLC12/20 Declarations of Interest: None declared at this point (under item PLC16/20/b Cllr Feeney declared an interest and withdrew from discussion and decision-making for that item).

PLC13/20 Minutes of the previous meeting: Minutes of the meeting held on 02/09/19 were approved and signed by the Chair at the end of the meeting as an accurate record.

PLC14/20 Matters arising: It was noted that at the last meeting of the Planning Committee, it had been resolved to recommend hiring a project manager to compile a Neighbourhood Development Plan (NDP). This discussion had been subsumed into Full Council discussion (minutes of meeting held on 16 December 2019 refer).

PLC15/20 Questions from the public:

The public were offered the opportunity to contribute generally at this point, and were informed they would be permitted time to contribute to the meeting with reference to the applications under the following agenda items (see below).

PLC16/20 Planning applications: Representations to Milton Keynes Council were considered for the following planning applications:

- a) no: 19/03363/FUL, Proposal: Demolition of existing conservatory and construction of a part two storey rear extension and the construction of a single storey side extension, at: 4 Edy Court, Loughton, Milton Keynes, MK5 8DU

Action: It was resolved there were no objections to this application, and the Clerk would respond on the MKC portal accordingly.

- b) no: 19/03242/LBC, Proposal: proposed demolition of existing outbuilding and erection of new garage with garden room and terrace area, at: 2 School Lane, Loughton, Milton Keynes, MK5 8AT.

Discussion: Councillors noted this was an amended plan to that discussed at the Full Council meeting on 16 December 2019, where an objection was made on the MKC planning portal to the effect that the metal garage door was not in keeping with the character of the building, and that the recommendation was for side-hung wooden garage doors.

Action: It was resolved to object to the application upon the same grounds as had been submitted previously, which recommended instead side-hung wooden garage doors all round. The new objection letter would suggest that side hung wooden doors all round would be preferred however for the proposed roller shutter, double width opening door to the side a more sympathetic natural wood finish opposed to bare aluminium suggested would be

acceptable. Cllr Feeney withdrew from discussion on this matter, declaring a conflict of interest in that he worked with the owner of the property.

- c) no. 19/03298/CLUE | Certificate of lawfulness for existing use of shed attached to the property (resubmission of 19/03025/CLUE), 3 Church Lane, Loughton, Milton Keynes, MK5 8AS

Action: It was resolved to object to this application, on the grounds that it was not in fact a permitted development and would not have been given a lawful certificate prior to construction as it faced the road.

- d) no. 19/03353/FUL, Proposal: Remodelling and extensions to existing dwelling and the removal of the garage and conservatory at: 3 Pinks Close, Loughton, Milton Keynes, MK5 8FF

Discussion: The Chair provided those applicants (present as members of the public), to state their reasons for re-submission, in a timely fashion. After this, the Chair provided the opportunity for those neighbours present (as members of the public) to state their objections to the plans. Objections by neighbours had been submitted on the MKC planning portal, and these were re-iterated. The Committee noted access to the close was narrow, but that building traffic was inevitable, should building work happen. Councillors also noted a 'right to light' did not exist, and would be rejected by planning officers at MKC as grounds for an objection.

Action: After discussion, and after hearing the opinions of the members of the public present, the Chair proposed deferring decision-making on the matter to the Full Parish Council at their next meeting on 20 January 2020, with the recommendation that the plan be objected to upon the grounds that:

- the proposal was not in keeping with the size of houses, on the grounds that bulk and massing would result in a significant increase in size of the property
- it was inconsistent with the ambience of the street
- there was a significant increase in numbers of windows facing neighbour's houses, in particular No.10
- the west wall was overbearing and too close to No.2

A vote was held on the abovementioned proposed recommendation to Full Parish Council to object:

In favour: 3

Against: 1

The matter would be placed on the agenda for further discussion at Full Council on 20 January 2020, those present noting however that the extension that had been sought by the Clerk from MKC had been only until 21 January.

- e) no. 19/03385/OUT Proposal: Outline planning application for the development of 18 homes and associated infrastructure at: Fire Station, Haddon, Great Holm, Milton Keynes, MK8 9HP

Discussion: Councillors agreed the plan would likely be altered by incoming developers, and was unlikely to remain as it was shown, with 18 residential properties.

Action: The Committee resolved to comment to the effect that the proposed conversion of use to Residential was acceptable. However the suggested plan provided with the outline plan application to develop the site with 18 residential units was unacceptable on account of the following; overdevelopment of the site, inadequate parking provision as many sites suggested tandem parking, inadequate amenity provision for each residential unit, insufficient visitor parking provision for number of housing units which would inevitably cause congestion on surrounding roads, the service road within the development appeared too narrow and would cause congestion. It was also recommended that the current service road from H4 Watling Street to the fire station should remain open for access to and from the site during demolition and construction then returned to grass consistent to the surrounding area, and that no construction traffic should use Haddon for entrance/exit to the site during the construction phase.

- f) no: 19/03449/LBC, Proposal: Listed building consent for rebuilding of the existing lobby and wc, construction of a single storey external walkway at ground floor, inserting a new kitchen into an existing barn attached to the end of the building, at: 8 The Green, Loughton, Milton Keynes, MK5 8AW

Resolution: It was resolved there were no objections to this application, and the Clerk would respond on the MKC portal accordingly.

PLC17/20 Planning applications arising: There were no planning applications validated since the publication of the agenda.

Date of the next meeting: 03/02/20 at the Community Centre, 87 Kensington Drive, Great Holm MK8 9AY

The meeting was declared closed at: 9.15pm

Signed:

Date: