



Minutes of the meeting of the Loughton & Great Holm Parish Council Planning Committee held on Monday 7 September 2020 at 7:30pm

Location: the meeting was held remotely, via zoom.

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

Staff present: Philip Compton (Parish Clerk)

Members of the public: 0

PLC25/20 Apologies: None were received.

PLC26/20 Declarations of Interest: In the interest of transparency Cllr Todd declared he had relatives living as neighbours to 13 Hatchlands, item PLC29/20a.

PLC27/20 Minutes of the previous meeting: Minutes of the meeting held on 03 August 2020 were approved as an accurate record of the proceedings of that meeting. Minutes of June and August were signed by the Chair.

The Committee noted with approbation that, regarding feedback provided to MKC after the last meeting, in particular with regard to items PLC22/20b and PLC22/20c, the Committee's input appeared to be valued by Planning Officers at MKC in influencing their decision-making.

PLC28/20 Questions from the public: There were no members of the public present.

PLC29/20 Planning applications: Representations to Milton Keynes Council were considered for the following planning applications:

- a) Application no: 20/01956/FUL Proposal: Side extension and revised garage (resubmission of 20/00747/FUL) At: 13 Hatchlands, Great Holm, Milton Keynes, MK8 9DN

Action: Action: It was resolved not to object to this application and the Clerk would comment on the MKC portal accordingly.

- b) Application no: 20/01912/FULMMA Proposal: Variation of condition 1 attached to application 16/02864/FUL to amend location of parking area and Block A, At: Site J Roebuck Way Knowlhill Milton Keynes

Action: Action: It was resolved not to object to this application and the Clerk would comment on the MKC portal accordingly.

- c) Application no: 20/01832/FUL Proposal: Conversion and extension to the side of the conservatory with a flat roof which provides an outdoor space for associated first floor bedroom and bi-folding doors out to the lower level garden area. New single storey outbuilding forming habitable space proposed in the south east corner of the site. At: 6 Lucy Lane, Loughton, Milton Keynes MK5 8EP

Action: It was resolved to object on the grounds that; the lodge was more of a new bungalow and should be considered as such in a separate planning application, the lodge is akin to a holiday park home and would contravene Plan: MK policies D2 and D3 as it would detract from the character and appearance of the area, it borders the Loughton Conservation area and would be visible from it, and it contravenes Part 3 of the MKC advice on outbuildings. The Clerk would upload these comments to the MKC portal and write to the Planning Officer.

- d) Application no: 20/02002/EIASC Proposal: EIA Screening opinion for the proposed development of buildings and open storage space for employment uses with a new access from Standing Way At: Land at Elfield Park, H8 Standing Way A421, Milton Keynes

Action: It was noted this was not a planning application, however the Committee considered the matter and resolved to write to the agents of the land development and comment that the site lay within extremely close proximity to the Parish's only nature reserve, that there were likely protected species there, and that degradation to the environment nearby, and possibly to protected species on the actual site, should be borne in mind when developing the site, with the possibility of construction of a pond for wildlife between the units as a mitigating measure.

- e) Application no: 20/01773/FUL Proposal: Single storey side extension (orangery) mainly of glass construction At: 116 London Road, Loughton, Milton Keynes, MK5 8AQ

Action: Action: It was resolved not to object to this application and the Clerk would comment on the MKC portal accordingly.

PLC30/20 Planning applications arising:

- a) Application no: 20/02146/FUL, Proposal: Single storey rear extension replacing existing conservatory, At: 39 Little Meadow, Loughton, Milton Keynes, MK5 8EH

Action: It was resolved not to object to this application and the Clerk would comment on the MKC portal accordingly.

- b) Application no: 20/02146/FUL, Proposal: Single storey rear extension replacing existing conservatory, At: 39 Little Meadow, Loughton, Milton Keynes, MK5 8EH

Action: It was resolved not to object to this application and the Clerk would comment on the MKC portal accordingly.

- c) Street Trading Consent – application from Coffee Blue Milton Keynes West Ltd on 04/09/2020

Action: The Clerk would write back to the licensing team at MKC and confirm the Planning Committee had considered the application, held no objections and endorsed the practice of licensing of street traders, considering the licensing team would monitor health and safety practices and cleanliness practices of the licensees.

- d) Application No: 20/01810/FUL, Expand existing car park provision to the rear of the building to create an additional 54 car parking spaces (with 6 electric charging points), at The Drum Davy Avenue Knowlhill Milton Keynes MK5 8NA

Action: It was resolved to object to the application in support of the comments of the MKC Countryside Officer, Andrew Irving, Senior Landscape Architect at MKC, Elizabeth Woodhouse, with regard to this application, and the Clerk would comment on the MKC portal accordingly.

For reference, the Landscape Architect's recommendations were;

- "1. The tree survey plan should be overlaid on the layout plans to accurately reflect existing trees, tree groups, root protection area (RPA) and canopy spread, which will show whether or not the layout should be adjusted to protect trees and woodland, particularly T4.
2. T4 is a good quality native Field Maple tree (identified as bat roost potential) which should be retained in the proposed layout."

The Countryside Officer considered the relevant Plan: MK policy was NE2 – Protected Species and Priority Species & Habitats, and the recommendations were;

- "1. The developer has submitted a NatureSpace Report (November 2019). The report reflects the details of a previously submitted planning application (19/02240/FUL) and will need updating to reflect current proposal details.
2. The NatureSpace Report contains a set of required conditions and informatives that have been superseded since the reports production. The conditions and informatives need updating to the current iteration to be applied.
3. The applicant should contact the NatureSpace Partnership to direct the above changes, and resubmit their amended report to the LPA prior to determination."

PLC31/20 items to go on the agenda of next Planning Committee meeting: Councillors agreed to submit to the Clerk, in the manner described in the Parish's Standing Orders, any items to be requested for discussion at a Meeting.

Date of the next meeting: Monday 05 October 2020, to be held remotely.

The meeting was declared closed at: 9.30pm