



Minutes of the meeting of the Loughton & Great Holm Parish Council Planning Working Party held on Monday 07 February 2022 at 6:30pm

Location: the meeting was held remotely, via zoom.

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

Staff present: Philip Compton (Parish Clerk)

Members of the public: 7 (including 5 representing applicants for the Porthaven Care Home agenda item on the Great Holm Fire Station).

PLWP29/22 Apologies: No apologies were received.

PLWP30/22 Declarations of Interest: No interests declared.

PLWP31/22 Minutes of last Meeting:

Action: Minutes of the last meeting held on 04 October 2021 were agreed as an accurate record, and would be signed by the Chair after the meeting.

PLWP32/22 Public participation: Members of the public, other than those connected to the agenda item PLWP33/22 on the Great Holm Fire Station development, were present to raise their concerns over agenda item PLWP34/22d, at 107 London Road. The following points were raised;

- This was the fourth application at the site, one pre-planning app and two planning applications had been submitted previously, which were rejected by MKC
- The application, although not explicit, still entails the loss of a bungalow and this would be contrary to MKC planning policy
- The proposed new building would dwarf neighbouring properties, thereby reducing the enjoyment, the amenity of the neighbouring owners
- The title of the application was misleading, the installation of new dormer windows and an extension with boundary wall were really the construction of an entirely new building.

Councillors agreed with the member of the public's comments and resolved to recommend to the Full Council to object to the application, at the next Full Council meeting on 21 February 2022.

PLWP33/22 Great Holm Fire Station: It was on the agenda to note comments of Gillings Planning, with reference to the proposed plans for the Fire Station. Architects and other representatives of Gillings Planning provided a presentation and the following discussion occurred, and the following questions raised;

Question: Regarding the public consultation, how wide was this?

Answer: A leaflet was compiled and dropped through the doors of 483 homes, the immediate neighbours to the site, about 20 of them, were provided a letter as well.

Q: How many car parking spaces are allocated?

A: 32. MKC informed us 28 was the requirement for the Care Home and we have provided more than this.

Q: Would there be lights and noise at night?

A: The developer is the operator of the Care Home, which means we have a vested interest in not upsetting the neighbours. There would not be night-time traffic, no. The only time there could be night-time driving in and out of the site would be in the event of emergencies.

Q: Would there be delivery drivers at night?

A: No. The plans include on-site laundry services and on-site catering, so the only deliveries would be for supplies and waste disposal. There would not be visitors at night.

Q: What proportion is LA funded?

A: Across Porthaven Homes, this is typically about 1 in 5 residents not being self-funded.

Q: Will you have EV chargers in the car park?

A: This has been a point of internal debate. It is acknowledged that the move forwards is towards electric cars, but management is not yet decided on how many of the car parking bays should be EV only. The current policy is one, but we are looking at having three charging points. It also depends to some extent regarding feasibility on the utilities companies are, and where the power lines are.

Q: Is it not possible to use the current exit and entrance points, especially during the building phase?

A: We have looked into this, and are continuing to do so, though ultimately this is outside of our control as the land is owned by a third party and consent would be needed.

Q: What sort of consideration has been made regarding 106 monies?

A: We are aware MKC are keen on public arts projects.

Q: Regarding parking, what is the maximum number at any point there may be?

A: Approximately thirty at the time of a shift change, at most.

Councillors considered 15 staff members sounded light, and that no matter what advice Porthaven had received, parking across the Borough of Milton Keynes was always a problem, and that extra parking provision should be made to enable a smooth development of the site, particularly for local residents.

Councillors also commented that excursions into the local community were popular at Care Homes.

PLWP34/22 Planning applications: To consider any representations to be made to Milton Keynes Council on the following planning applications:

- a) Application no: Application no: 22/00086/NMA Proposal: Non-material amendment to permission ref. 20/02905/FUL At: 3 Whitworth Lane Loughton Milton Keynes MK5 8EB

Action: It was agreed to recommend to Full Council not to object to this application.

- b) Application no: 22/00070/CLUP Proposal: Certificate of Lawfulness for a single storey side/ rear extension and the conversion of the garage into living accommodation with flush window, including associated alterations. New rear bi-fold doors At: 7 Westwood Close Great Holm Milton Keynes MK8 9EE

Action: It was agreed to recommend to Full Council not to object to this application.

- c) Application no: 22/00071/TPO Proposal: The pruning back by 30% of willow tree protected by Milton Keynes Council Tree Preservation Order no. PS/540/15/375 At: 53C Gatcombe Great Holm Milton Keynes MK8 9EA

Action: It was agreed to recommend to Full Council not to object to this application.

- d) Application no: 22/00140/FUL Proposal: Erection of a single storey side and rear extension. The installation of 2x roof dormers to both sides of the house roof and raised porch to the front. Installation of new windows and 1x bi-fold door to original dwelling. Erection of new boundary wall with gate. At: 107 London Road Loughton Milton Keynes MK5 8AG

Action: It was agreed to recommend to Full Council to object to this application, and Cllr Sargent and the Clerk would compile a draft objection letter.

PLWP35/22 Review of planning decisions since last meeting: Councillors noted previous decisions and those in the pipeline, noting MKC appeared to be falling behind in meeting their planning deadlines for determination of applications.

PLCWP36/22 items to go on the agenda of next Planning Working Party 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 07 march 2022 via Zoom technology

The meeting was declared closed at: 8:00pm