

**Minutes of a meeting of the Planning and Environment Committee held at the Parish Office, 6
Wimborne Crescent, Westcroft, on Monday 1st February 2010.**

Present: Councillor K. Thomas – In the Chair
Councillor D. Livingstone
Councillor Mrs. J. Nicholas
Councillor K. Perkins
Councillor L. Wylie
Councillor Mrs. M. Walton

In attendance: Anne Wilson Locum Clerk
4 members of the public (3 only until end of public question time)

1. Apologies

RESOLVED to note that there were no apologies received.

2. Declarations of interest

RESOLVED to note that there were no declarations of any personal or prejudicial interest.

3. Public time.

Mr Bayliss, a resident of Hawkshead Drive expressed concern that the proposed Family Project in Hawkshead Drive, he felt, was contrary to the MK Local Plan. He asked why this was allowed to be the case but had no objections to what the property was to be used for.

Mr Cliffe said that every objection raised by residents was being mitigated by MKC. He expressed concern about road safety in the area and queried the MKC accident statistics. He questioned the density of the development and felt it was not the best use of the land. Cllr. Thomas stated that the density on a site was set by central government. Mr Cliffe felt that the proposed building would be by far the biggest in Emerson Valley and Furzton and it was going to destroy cohesion as it was on the highest point of Emerson Valley. Mr Cliffe was also concerned about the high ratio of social housing in Shenley and Furzton compared to the rest of Milton Keynes.

Mr Sharma, a new resident expressed concern about the development belonging to a Housing association following poor personal experiences of one. He also expressed concern about any change of use of the buildings in the future which could cause problems in the residential area but was assured by Cllr. Thomas that any change of use would have to be sought and agreed through MKC.

Cllr. Livingstone stated that the development would be controlled with the warden and on site staff. He continued by saying that the bpha had a good reputation in the area and that there was a dire shortage of land in the borough for this type of “community” development. This parcel of land is set aside for community use. There would be some sympathetic planting around the site to soften the frontage facing the street.

Mr Bayliss said that the land in question was a Reserve Site in the MKC Local Plan and asked whether that had the same planning rules applying to it. The Locum Clerk confirmed that the same rules apply and their uses are outlined in the MKC Local Plan. He was concerned about a predetermination by MKC but was interested to know what community benefits there may be from the developer.

Cllr. Thomas explained that these benefits are known as S106 agreements and are for a contribution to the social amenities for the area. Jackie Fox from MKC had let the Council know that afternoon that on a without prejudice position they had been looking at a S106 package for the site. Due to the nature of the site and the uses the applicant had indicated there was a viability issue and could not therefore provide all contributions in accordance with the MKC adopted Supplementary Planning Documents. The contributions that are being offered are therefore £37,000 towards the provision of Social Infrastructure and Leisure Sports and Recreation facilities to serve the Development and £3,000 to be used by the MKC for the purposes of offsetting carbon dioxide emissions produced by the Development within the Borough of Milton Keynes.

Cllr. Thomas reminded the residents that the Parish Council have no more say than them as they too are only statutory consultees. He said that the residents were able to speak at the Development Control meeting where the application was to be discussed which was due to be held in the evening of the 18th February. Cllr. Livingstone said that this was an effective way to be heard by the MKC Development Control Committee who will listen.

Cllr. Thomas said that the Parish Council had no objections to the planning application on planning grounds.

Mr Cliffe expressed concern about lack of responses to communication with elected members and the local MP. He had had a brief conversation with Cllr. Small. The Locum Clerk confirmed that the Planning Officer report for the meeting on the 18th February should be available by the end of the week and was available to the public.

4. Minutes

RESOLVED to confirm the Minutes of the meeting held on Monday 4th January 2010 and to receive reports on any matters arising

5. Planning Issues

RESOLVED that members had no objections to the following applications:

09/02227/FUL Erection of front boundary wall, part side wall and increase in height of rear boundary wall 1 Braford Gardens Shenley Brook End

09/02327/FUL Single storey side extension and conversion of garage roof with dormer 46 Wenning Lane Emerson Valley Milton Keynes MK4 2JF

09/02338/FUL Construction of a summer house 2 Nymans Gate Westcroft Milton Keynes MK4 4GF

09/02270/FUL Single storey rear extension
7 Maybach Court Shenley Lodge Milton Keynes MK5 7PD

10/00023/FUL Two storey side extension
1 Rosecomb Place Shenley Brook End Milton Keynes MK5 7HU

10/00030/FUL Single storey side extension
10 Burdeleys Lane Shenley Brook End Milton Keynes MK5 7JA

10/00064/FUL Two storey side extension (Retrospective)
Lake View 9 Bilbrook Lane Furzton Milton Keynes MK4 1LW

10/00060/FUL Two storey side extension
5 Berington Grove Westcroft Milton Keynes MK4 4FB

RESOLVED that members noted:

- applications notified from Milton Keynes Partnership
- recent decisions from the Local Planning Authority

RESOLVED that Cllr. Thomas would check the applications for the next month and Cllr. Mrs Nicholas the month after.

6 Planning Application no.: 09/02209/FUL
East side of reserve Site 84, Hawkshead Drive, Emerson Valley
Erection of part two storey, part three storey, family support unit with 20 self contained flats and communal facilities, and 10 two and three storey semi-detached houses.

This item had been covered under Public Time.

7. New Residential Development Design Guide SPD Consultation: Presentation Events

Milton Keynes Council is currently consulting on the above Supplementary Planning Guidance. **RESOLVED** that Councillors Mrs Nicholas, Mrs Walton, Wylie and Thomas would attend either of the presentation launch events on Monday 22nd February at 6 p.m. or Tuesday 23rd February at 2 p.m.

8. Aylesbury Vale District Council (AVDC) - Consultation on draft Supplementary Planning Documents

RESOLVED that members noted that AVDC are consulting on their Supplementary Planning Documents as listed below between the 20th January and 3rd March 2010.

- Aylesbury Growth Arc Masterplan and Delivery
- Salden Chase (North East Aylesbury Vale) Masterplan
- Conservation Areas

These documents can be viewed on www.aylesburyvaledc.gov.uk.

The Locum Clerk would contact Cllr. Cartwright, leader of AVDC and see if traffic assessments and an access issue report for traffic egressing and accessing the A421 adjoining the parish had been completed.

**9. The Council of the Borough of Milton Keynes (Milton Keynes and surrounding areas)
(Prohibition of Waiting on Footways and Verges) Order 2010**

RESOLVED to note that within Milton Keynes, including its surrounding areas that there is the introduction of the prohibition of waiting by any vehicle on any footway or verge on any highway which is deemed to be public highway, except within designated parking bays, for 24 hours per day. Each parish has designated roads within the scheme.

An article on this should be placed in the Community News.

10. Election for Urban Parish Representative on Milton Keynes Transport Partnership Rail Group

RESOLVED to vote for Councillor Adrian Dnes from Stoney Stratford Parish Council and Councillor Robin Garrett from Simpson Parish Council.

11. Allotments

Councillor Wylie gave a verbal report on the progress of the Allotment Working Party and said he would be arranging a meeting with Carole, Mark Webber, Cllr. Osler and Cllr. Mrs DeMyers Robinson as soon as possible. He had met with Carole on the morning of the meeting to understand a bit more about the allotments and explained that he now understood that there were historical issues back dated to when MKC owned the sites. A long term strategic policy is needed for the allotments and this is something the Working Party would be looking into.

12. Correspondence

There was no correspondence.

13. Date of next meeting of this Committee: Monday 1st March 2010

At the end of the meeting Councillor Livingstone announced to the Council the resignation of Councillor Kevin Perkins who is moving away from the area. On behalf of the Parish Council he thanked Kevin for all his hard work and diligence as an active member of the Parish Council and wished him luck for the future. He presented Kevin with an engraved tankard from the Parish Council.