

SHENLEY BROOK END & TATTENHOE PARISH COUNCIL

6 Wimborne Crescent
Westcroft District Centre
Milton Keynes
MK4 4DE



Minutes of a meeting of the Planning and Environment Committee held at the Parish Office, 6 Wimborne Crescent, Westcroft, on Monday 4th July 2011.

PE/34/11 Present: Cllr. K Thomas – Chairman
Cllr. M Chapman
Cllr. D Livingstone
Cllr J Nicholas
Cllr. D Sanders
Cllr R Verman

W Dawson – Clerk to Council

PE/35/11 Apologies
None

PE/36/11 Attending
Cllr K Geaney
2 persons from Bastion Homes for item 4.
2 persons from Milton Keynes Parks Trust for item 5.
19 members of the public.

PE/37/11 Declarations of Interest
Cllr Sanders declared a personal interest in item 11.

PE/38/11 Presentation regarding Emerson Farm
The Committee received a presentation from the Bastion Group on their proposals for Emerson Farm, after which the Chair allowed questions from the public whose concerns included:-

- the timing of the public consultation, after Bastion had consulted MKC and other agencies
- the fact that there were 5 applications as opposed to 1 encompassing the whole proposed development
- the apparent failure to recognise, and take into account, the historic character of the old village of Shenley Brook End
- the impact of increased traffic on Little Stocking the historic corridor which hasn't changed in generations
- the location of the proposed new access
- the houses on plots 8 and 9 should be turned round to front on to Whaddon Road with a shared access from that road
- poor design – the houses should blend with the old farmhouse not later buildings
- poor design – the courtyard concept is supported but the lack of garages will mean that it will become a crowded car park
- poor design- the architecture is ordinary not high quality

- will amendments to the surface water drainage system be adequate for an area known to flood?

PE/39/11 Presentation regarding Howe Park Farm Cottage

The Committee received a presentation from David Foster, the Chief Executive of the Milton Keynes Parks Trust on their proposals to demolish Howe Park farm Cottage and replace it with a “passivhaus” design property.

He explained that the existing property had been allowed to deteriorate by the previous owners and was now beyond restoration. Therefore the Trust wished to build a quality, highly energy efficient house on the site which would be rented. This would be truly energy efficient costing £75 per year to heat.

The Trust would restore, and then maintain, the landscaping and orchard.

The purpose of the presentation was to inform the Parish Council and the people about what the Trust was thinking and to seek comments before a formal planning application was submitted.

After discussion of the concept, the Committee thanked Mr Foster for his presentation.

Acknowledging the presence of members of the public the Chair advanced item 9 on the agenda to enable the Committee to consider the Emerson Farm planning applications

PE/40/11 27 Little Stocking Lane, Planning Applications

After discussion **it was resolved to** make Milton Keynes Council aware of the public comments that had been heard including

- The overall design is poor. It does not reflect the historic nature of the old village of Shenley Brook End.
- The design of the courtyard is flawed. As most of the proposed properties have no garages, the courtyard will quickly become a crowded car park.
- The style is not in keeping with the history of the area. It should blend more with the Grade 2 listed Emerson Farm farmhouse not with later buildings.
- The proposed new access from Little Stocking is the wrong solution; the existing access should be retained, supplemented by a new shared access for plots 8 and 9 onto Whaddon Road. This would serve the development whilst preserving the historic character of the Little Stocking "corridor" the views of, and from, which have remained largely unchanged for generations.
- The proposed properties on plots 8 and 9 should be "turned around" so that their frontages are on to Whaddon Road with the shared access referred to above.
- If the new proposed Little Stocking access is to be retained there is concern about the drainage issue. The proposed new access would be where the brook is culverted which does not appear to be a sensible, or the best solution.

- The applications were presented separately to suit the developer's own administration. However all are within the curtilage of the old farmhouse and should be considered together.

PE/41/11 Public Involvement

No other items were raised by the public.

PE/42/11 Minutes of the meeting on Monday 6th June 2010

The minutes of the meeting held on Monday, 6th June, having already been circulated, were approved as a correct record and signed by the Chairman.

In answer to two questions the Clerk advised that a report addressing the disparity between allotment costs and income would be presented to the next meeting of the Committee, and the final version of allotment terms and conditions would be presented to Council in July.

PE/43/11 MKC Wind Turbine Policy – Report No PE/14/11

The Committee noted that the issue of a policy governing the installation of wind turbines was being considered by Milton Keynes Council and also there had been a request for support on this subject from Cllr Ayres of Castlethorpe Parish Council.

The Committee noted, with concern, the inadequate period of time that MKC had given for consideration of this matter and **it was resolved to** instruct the Clerk to repeat the message to MKC that a proper period of time be allowed for the Parish Council to consider the Wind Turbine Policy, and call for this to be an agenda item for the August meeting.

PE/44/11 Planning Issues

The meeting considered the additional planning applications received from Milton Keynes Council listed and:-

11/01315/FUL - 2 Clegg Square, Shenley Lodge, Milton Keynes
It was resolved not to object to this application

11/01260/FUL – 6 Hansen Croft, Shenley Lodge, Milton Keynes
It was resolved not to object to this application

11/01285/CLUE – 31 Muddiford Lane, Furzton. Milton Keynes
It was resolved not to object to this application

11/01396/FUL - 7 Dunster Court, Furzton, Milton Keynes
It was resolved not to object to this application

11/01378/FUL -6 Fadmoor Place, Emerson Valley Milton Keynes
It was resolved not to object to this application

11/01250/CLUP -10 Kingsbridge, Furzton, Milton Keynes
It was resolved not to object to this application

11/01336/FUL – 6 Canterbury Meadows, Kingsmead, Milton Keynes

It was resolved not to object to this application

11/010372FUL – 6 Abbotsbury, Westcroft, Milton Keynes

It was resolved not to object to this application

PE/45/11

Wardens Report

The Committee received the Parish Warden’s report and commended the Team on the work being done particularly the initiative to clean street signs.

PE/46/11

Allotments Report

The Committee received the Allotment Officer’s report. The Chair advised that he had spoken to the officer about the Council’s approach to tenants who do not maintain their plots to an acceptable standard. The process, of necessity, is a slow one but the Allotments Officer will bring a list of “defaulters” to each meeting.

The Committee also noted the suggestion that there should be information about the allotments on the website and articles in Community News the latter written, perhaps, by the Allotments Officer with her own by-line.

PE/47/11

Date of next meeting - Monday 1st August 2011

SIGNED.....Chair