

## Loughton & Great Holm Parish Council

### Planning Committee

**Minutes of the meeting held on Monday 7<sup>th</sup> October 2013 7:30pm at the Loughton Memorial Hall, Bradwell Road, Loughton**

**Present: Cllrs Andy Sargent (Chair), Barry Barrington (Vice-Chair), Peter Ballantyne, Hilary Dyer**

**Also present:** Brian Barton (Parish Clerk)

**In attendance:** Cllr Ray Harrison and eight (8) members of the public.

**Also in attendance:** James Averill – MKNews

The Chairman welcomed everyone to the meeting, and reported that Cllr Peter Todd had resigned from the committee due to work pressures, his contributions will be missed.

**NOTED**

**PL 18/13 Apologies:**

None received.

**NOTED**

**PL 19/13 Declarations of Interest:**

Cllr Peter Ballantyne declared a pecuniary interest in agenda item PL 24/13 (k) 13/02030/FUL Stratfield Park Leisure Centre 53 Gatcombe Great Holm Milton Keynes MK8 9EA.

**NOTED**

**PL 20/13 Minutes of previous meetings:**

**PL 12/13 Matters arising from the previous minutes not on the agenda:**

Under page two (2) paragraph five (5) third sentence to delete “routes” and replace with “roots” with that amendment, the Chairman signed the minutes of the meeting held on Monday 2<sup>nd</sup> September 2013 as a true and correct record.

**AGREED**

**PL 21/13 Matters arising from the previous minutes not on the agenda:**

13/01318/FUL 60 Bradwell Road Loughton Milton Keynes MK5 8AL Conversion of existing garage and creation of first floor level to form annexe accommodation (resubmission of 12/01898/FUL)

The Chairman said that the determination date has passed and will make inquiries as to why there is a delay on making a decision.

Cllr Barry Barrington reported that he is awaiting a reply from Cllr Don Hoyle about possible development briefs for Great Holm, and the identification of the Category A site, as intimated by Neil Sainsbury of Milton Keynes Council from an email sent to the Parish Clerk.

The Chairman informed the meeting that the Milton Keynes Council Tree Officer appeared to be reluctant about attending a site visit to Little Meadow Loughton, regarding advice on obtaining Tree Preservation Orders (TPO's) for some of the trees on the site, the Chairman had contacted the Milton Keynes Parks Trust who also appeared to be reluctant on giving their advice, it is hoped that an approach could be made to another organisation or individual that may be willing to assist at no cost to the Parish Council.

Cllr Peter Ballantyne said that a workshop will be taking place at 8:30am on Saturday 30<sup>th</sup> November 2013 run by the Local Council Support Associates (LCSA) on contentious planning issues, Cllr Ballantyne will check if a Planning Officer will be in attendance.

Cllr Hilary Dyer was concerned that an email sent to the Parish Clerk from the Milton Keynes Development Partnership (MKDP), appeared to indicate that the Little Meadow site on Loughton would still be subject to a development brief, there is land between Waddeson Close and the Portway H5 on Great Holm that appears to be part of a development brief, but this area has always been earmarked for development.

13/01690/FUL 32 Snaith Crescent Loughton Milton Keynes MK5 8HG Renewal of extant planning permission 07/01314/FUL for front and rear extensions to existing garage to create pool changing area

Cllr Hilary Dyer had contacted Milton Keynes Council's Planning Department, for the plans, as none were available on the Planning Portal, there were still no plans uploaded on to their website, the determination date for comments is now passed, Cllr Dyer hope that this does not happen again.

**NOTED**

**PL 22/13 Questions from the public:**

There were no questions from members of the public.

**NOTED**

**PL 23/13 Notes of the Meeting with Jackie Fox Development Management Team Leader held on Tuesday 17th September 2013 at the Civic Offices:**

**NOTED**

**PL 24/13 PLANNING APPLICATIONS:**

To determine representations to be made to Milton Keynes Council on the following pending planning applications:

a) 13/01800/FUL 2 Weldon Rise Loughton Milton Keynes MK5 8BW Erection of side and rear extensions (Resubmission)

The Chairman asked members of the public who were present to indicate whether they wished to speak for or against this planning application.

Mr Bettella who lived next door to 2, Weldon Rise, said that he objects to this planning application as the proposed extensions are too big and too close to his

property, the extensions will be seen quite a distance away, and will be detrimental to the conservation area, most of the material will be glass, which he feels will mean that he will have less privacy.

Ms Card the applicant said that she does not want to move away from Loughton and the extensions will accommodate her family, the extensions will be in keeping with the area, and following the rejection of the previous planning application due to the tree roots, the redesign has meant that the extensions will be built further back into the garden area, Ms Card has communicated with her neighbours who appear to be happy with the proposal providing it is in keeping with the area, the windows will be small in size to prevent them overlooking any nearby properties, and the existing hedgerows between her and her neighbour's property are large enough to provide a good amount of privacy.

Cllr Hilary Dyer asked the applicant if she has contacted number 5 Weldon Rise, which she replied that she had done so, and that the proposed extensions will not have an effect on the roadside, they will be built to be eco - friendly and will enhance the area.

A resident living on Weldon Rise felt that the proposed extensions were going to be quite tucked away in the back garden; the design appears to be sympathetic to the location, as a cul de sac it is very quiet and so does not have many people walk through, there would be no effect on the landscape.

Cllr Andy Sargent asked the applicant is there a natural hedge around the property, which the applicant replied that yes there was.

Cllr Hilary Dyer asked if the hedging was of an evergreen type, the applicant replied it was not and in winter the property can be more visible but the issue of privacy is being addressed by the positioning of the windows and the balcony.

The Chairman produced at the meeting a photograph taken from Ashpole Furlong, showing the trees in full bloom, the properties on Weldon Rise will be more prominent when the leaves have fallen.

Cllrs Hilary Dyer and Peter Ballantyne felt the application would not have a negative effect on the conservation area.

After some discussion the committee felt that it was important to ensure the pressure to develop on open spaces is resisted and minimised in light of recent planning applications for housing that already have been approved, that the conservation area is protected by ensuring that any established properties that need to be refurbished are done so in a sympathetic nature, that this planning application needs to meet all the legal aspects of statutory planning regulations before the planning department makes their decision. To consider fully how it will impact on the adjoining property, it is appreciated that the owners of the neighbouring property are unhappy with the size and location of the intended extension. They feel that it will be imposing, and create a negative feel to their well-being, and users of the front balcony can overlook their property.

**RESOLVED**

**That the Chairman to write to the Planning Department at Milton Keynes Council to say that the committee felt that it was important to ensure the pressure to develop on open spaces is resisted and minimised in light of recent planning applications for housing that already have been approved, that the conservation area is protected by ensuring that any established properties that need to be refurbished are done so in a sympathetic nature, that this planning application needs to meet all the legal aspects of statutory planning regulations before the planning department makes their decision. To consider fully how it will impact on the adjoining property, it is appreciated that the owners of the neighbouring property are unhappy with the size and location of the intended extension. They feel that it will be imposing, and create a negative feel to their well-being, and users of the front balcony can overlook their property.**

b) 13/01709/LBC Manor Cottage Leys Road Loughton Milton Keynes MK5 8AZ  
Listed building consent for demolition of existing double garage, erection of granny annexe, new double garage

The Chairman felt that as the new proposed annexe is in proportion and in sympathy to Manor Cottage and the garage will be in a better location, which not be overlooked he personally had no objections, provided that a legal agreement could be put in place that the annexe cannot be let or sold as a separate dwelling.

**RESOLVED**

**That the Chairman will write to Milton Keynes Council's Planning Department informing them of no objection to the planning application provided that a legal agreement is put in place that the annexe cannot be let or sold as a separate dwelling.**

c) 13/01714/FUL Manor Cottage Leys Road Loughton Milton Keynes MK5 8AZ  
Demolition of attached outbuilding, alterations and erection of two storey extension

The Chairman said that the planning application would improve Manor Cottage provided that the applicants followed to the letter the comments of the Conservation Officer, and therefore had no objection.

**RESOLVED**

**That the Chairman will write to Milton Keynes Council's Planning Department informing them of no objection to the planning application provided that the applicants followed to the letter the comments of the Conservation Officer.**

d) 13/01707/FUL Manor Cottage Leys Road Loughton Milton Keynes MK5 8AZ  
Demolition of existing double garage, erection of granny annexe, new double garage

The Chairman felt that as the new proposed annexe is in proportion and in sympathy to Manor Cottage and the garage will be in a better location which not be overlooked he personally had no objections, provided that a legal agreement could be put in place that the annexe cannot be let or sold as a separate dwelling.

**RESOLVED**

**That the Chairman will write to Milton Keynes Council's Planning Department informing them of no objection to the planning application provided that a**

**legal agreement is put in place that the annexe cannot be let or sold as a separate dwelling.**

e) 13/01715/BC Listed Building Consent for demolition of attached outbuilding, alterations and erection of two storey extension Manor Cottage Leys Road Loughton Milton Keynes MK5 8AZ

The Chairman said that the planning application would improve Manor Cottage provided that the applicants followed to the letter the comments of the Conservation Officer, and therefore had no objection.

**RESOLVED**

**That the Chairman will write to Milton Keynes Council's Planning Department informing them of no objection to the planning application provided that the applicants followed to the letter the comments of the Conservation Officer.**

f) 13/01946/FUL 16C Clover Close Loughton Milton Keynes MK5 8HA First floor extension above existing attached garage and study.

**RESOLVED**

**No objection**

g) 13/01939/DISCON Cavendish House Cavendish Court Loughton Milton Keynes Details submitted pursuant to discharge of condition 3 attached to planning permission 13/00137/FUL

**RESOLVED**

**No objection**

h) 13/01949/DISCON Elm House School Lane Loughton Milton Keynes MK5 8AT Details submitted pursuant to discharge of conditions 2 (landscaping scheme) and 3 (materials) attached to planning permission 13/00685/FUL

**RESOLVED**

**To defer a decision on this planning application and to consider at a special meeting of the Planning Committee.**

i) 13/01955/NMA Loughton Manor First School Paynes Drive Loughton Milton Keynes MK5 8FA Non material amendment to planning permission 12/02647/MKCOD3 to erect teaching facility and associated parking

**RESOLVED**

**No objection**

j) 13/01944/FUL NHBC House Davy Avenue Knowlhill Milton Keynes MK5 8FP Enlargement of ground floor windows to front elevation

**RESOLVED**

**No objection**

k) 13/02030/FUL Stratfield Park Leisure Centre 53 Gatcombe Great Holm Milton Keynes MK8 9EA Demolition of existing leisure centre and erection of 5 detached houses

**Cllr Peter Ballantyne had declared a pecuniary interest in this agenda item and left the meeting and joined the public gallery and took no part in the discussions or voting thereof.**

Cllr Hilary Dyer commented that this planning application was an improvement on the previous one, it is important to get the right development as it is in a prime location next to the lake, and to protect the landscaping, Cllr Dyer was pleased the hedges were going to be preserved but wanted to see a legal covenant to stop residents removing trees and shrubbery at a later date. She is concerned that the plans indicate the removal of two of the ornamental pear trees adjacent to Gatcombe, and the severe pruning of the remaining ones. She would like an expert opinion of the long term effects of this tree surgery. Cllr Hilary Dyer would like to know who owns the triangle of land on the S.E. side of the SPLC plot, and why the developer's plans show two False Acacia trees on it to be removed.

Cllr Dyer is concerned that plots 3, 4 and 5 appeared to be three (3) storeys which would not be in keeping with the properties nearby.

Cllr Hilary Dyer said that the previous planning application was rejected as there was no evidence that the site was marketed as a going concern in the first instance. If this is not possible to retain its use as a leisure centre then any planning application needs to be sympathetic to the area.

Mr Graham Sherwood Chairman of the Stratfield Leisure Centre Management Committee said that the marketing condition was for a six (6) month period, but was removed for this revised planning application; the Chairman replied that he will seek confirmation from Milton Keynes Councils Planning Department.

Mr Sherwood informed the meeting that residents who had membership of the Leisure Centre had voted for the proposal and a developer was chosen who would do a good job and make a positive impact to the site. A lot of work would be needed to bring the building up to standard such as disabled access to all the facilities.

Another member of the Management Committee said that due to the undulation of the site, the design of the five (5) plots being split level would mean the properties would not be too imposing and out of keeping with houses already nearby.

A member of the public inquired whether the proposed five (5) plots have already been pre sold; the Chairman replied that he did know.

The Chairman said that at present traffic movements on and off the site were minimal this would change if the planning application was approved, with an increase in noise and light pollution; it would make the site much more open than is the case now.

Cllr Barry Barrington felt that this planning application was an improvement to the previous application (which proposed more properties), however it would still not be in keeping with the area, and have an impact on the landscape, open up the site where at the moment with just one large building there is less of an impact, compared to having five (5) large plots proposed which will be very significant.

Cllr Ray Harrison wondered why the willow tree was going to be removed, also has documentation been submitted from the Planning Department as regards the shrubbery around the Redway, that indicates whether they will be kept or not? Cllr Harrison believed that there was an architect's computer generated drawing showing the view from the lake with the proposed properties in place.

The Chairman said that the Committee needed to see that architect's drawing and asked that the Parish Clerk obtains a copy from the Planning Department and any other such plans that are available.

Cllr Hilary Dyer will send a list of concerns to the Case Officer at Milton Keynes Council for answers, and will seek advice on the possibility of requesting Tree Preservation Orders (TPO's) to safeguard the existing trees on the site, Cllr Dyer will circulate a draft to members of the committee for comments before sending to the Case Officer.

The Chairman suggested that a Special Meeting is held and the Developers be invited to attend to make a presentation and answer any questions, then a position can be taken once all the information is to hand.

**RESOLVED**

- 1. That the Parish Clerk obtains a copy of an architect's drawing showing the view from the lake with the proposed properties in place, from the Planning Department and any other such plans that are available.**
- 2. That Cllr Hilary Dyer to send a list of concerns to the Case Officer at Milton Keynes Council for answers and will seek advice on the possibly of requesting Tree Preservation Orders (TPO's) to safeguard the existing trees on the site.**
- 3. That Cllr Hilary Dyer to circulate a draft to members of the committee for comments before sending to the Case Officer.**
- 4. That a Special Meeting is held and the Developers be invited to attend to make a presentation and answer any questions.**
- 5. That the Chairman to seek confirmation from Milton Keynes Council's Planning Department, that the six (6) month condition to market the site as a going concern before submitting a planning application to demolish the site, has been removed for this revised planning application.**

l) 13/02055/FUL 30 Holyrood Great Holm Milton Keynes MK8 9AF Part single storey and two storey rear extension; single storey extension to front porch (resubmission of 13/01114/FUL)

**RESOLVED**

**No objection**

Cllr Peter Ballantyne raised the matter of the consultation from Milton Keynes Council regarding the proposal to install double yellow lines on road bends in Knowlhill.

Cllr Ballantyne proposed that the double yellow lines extend all the length of Roebuck Way.

**RESOLVED**

**To reply to the consultation by Milton Keynes Council regarding the installation of double yellow lines on road bends in Knowlhill by requesting that the double yellow lines extend all the length of Roebuck Way.**

**Date of next meeting:**

Monday 4th November 2013, 8:00pm at the Great Holm Community Centre, 87, Kensington Drive, Great Holm

**THE CHAIRMAN CLOSED THE MEETING AT 9:30PM**

Signed \_\_\_\_\_ Chair Date \_\_\_\_\_