

Town Planning & Environmental Management Committee - 22 July 2020

Planning Applications - Delegated Decisions

These decisions will not be made through the normal committee meeting process but instead are delegated to the Deputy Clerk. Members of the public are invited to submit their comments by email to deputyclerk@newport-pagnell.org.uk by 12pm on Wednesday 22 July

Item 1 Planning Applications

Meeting Date	Planning Appl'n	Details	Address	Grounds for objection	Decision on 22/07/20	Member chosen to speak at DCC
22/07/2020	20/01575/FUL	Proposed detached garage and front entrance gates	6A Hill View	None	No objection	N/A
22/07/2020	20/01640/FUL	Single storey rear extension to dwelling	4 Mill Street	None	No objection	N/A
22/07/2020	20/01628/FUL	First floor extension to No.25 over No.25A with associated works to turn 25A from a ground floor flat into a 2 bedroom dwelling (separate from No.25)	25 Little Linford Lane	The proposed development will convert two post war semi-detached properties into a row of three terraced properties in single ownership. This will increase the overall mass of the property, which would be out of character with the surrounding properties and contrary to the Newport Pagnell Neighbourhood Plan. Further, it would appear that the buildings will be split into two residential properties in breach of the original planning consent for a guesthouse.	To object to the application based on these grounds and to request that it is referred to the DCC/P for determination	Cllr Winsor
22/07/2020	20/01659/FUL	Demolition of existing garage to the side, ground floor front extension and two storey side and rear extensions	8 Longfellow Drive	None	No objection	N/A
22/07/2020	20/01662/FUL	Single storey rear extension - resubmission of 20/00222/FUL	5 Goldsmith Drive	None	No objection	N/A

1.1 Additional comments

20/01575/FUL Cllr Clarke suggested that this new application conflicted with the previous planning consent 17/01861/FUL condition 3, regarding parking provision.

20/01640/FUL Cllrs Winsor and Sidebottom objected to this application as the proposal was for a side not rear extension of a 'classic' Victorian dwelling in the NP Conservation Area. It would set a precedent that could adversely impact on the neighbouring properties and remove considerable natural light and ventilation.

20/01659/FUL Cllr Day said that whilst he had no objections to this application it was another example of the 'continual filling in of the Poets with houses growing and gardens shrinking

or converting into car parking spaces'.

Cllr Pearson objected to this application. He said the front extension was acceptable but the two storey side and rear extensions were not. He added that none of the other houses along this row had anything like this and it would be totally out of keeping and dominating.

20/01662/FUL Cllr Day said that, as with 20/01659/FUL, he had no objections to this application but it was another example of the 'continual filling in of the Poets with houses growing and gardens shrinking or converting into car parking spaces'.

Item 2 Planning Decisions

The Committee received and noted the updated schedule of planning decisions comparing TPPEM's representations against MKC decisions

Item 3 Planning Enforcement Issues

3.1 The Red House

The Committee noted that MKC Planning Enforcement have been in contact with the proprietors of the Red House who have asked for more time to comply with the requirements of the enforcement notice.

Cllr Winsor has asked Planning Enforcement what is happening regarding the removal of the illegal 'portakabins' at the Red House, still there after some 2 years.

3.2 Temporary Structures

The Committee noted the advice from MKC Planning Enforcement relating to the scaffolding structures erected by several public houses to accommodate customers for outside drinking during the current Covid-19 pandemic. In terms of development rights regarding pubs, they have very few however MKC said they will check whether there is anything very recent in terms of special measures for pubs as there have been numerous new items of legislation brought into effect during the pandemic period. If not it will be a case of whether the works amount to development for planning purposes which comes down to size, and degree of permanence and intended duration.

Item 4 Vision and Objectives

2020/21 Objectives:

To maintain an overview of public transport issues that impact on Newport Pagnell residents and to aim to resolve such issues within a 30-day period

To maintain an overview of highways issues that impact on Newport Pagnell residents and to aim to resolve such issues within a 30-day period

To maintain an overview of environmental issues that impact on Newport Pagnell residents and to aim to resolve such issues within a 30-day period

To progress with Version 2 of the Neighbourhood Plan, to undertake pre-submission consultation in September 2020 with a view to submitting before December 2020.

To arrange specific training in S106 and CIL matters to understand how developer contributions are used to fund the infrastructure needed to support new development in the town

To oversee the services provided by the Town Ranger and to regularly review the effectiveness of his role subject to budgetary constraints

Item 4.1 Public Transport matters

It was noted that the ongoing issues with the Tickford Arcade and Market Hill bus stops, and all other Public Transport-related issues are still on hold during the lockdown

Item 4.2 Highways matters

- 4.2.1** High Street restrictions - the Committee noted Cllr Winsor's email drawing attention to the lack of queueing outside shops and the temporary barriers being used as seats by the public. The Committee further noted the enclosure outside the Dolphin pub seems to be used by them rather than disabled persons as there are no face level signs indicating what is going on. Cllr Clarke commented that MKC highways have now removed the temporary barriers in the High Street.

- 4.2.2 It was noted that no progress has been made with MKC regarding the remedial works required to the drainage in the Queens Avenue long stay car park. Ted Jiboye (MKC Highways) has suggested that it may be an Anglian Water issue but it needs some further investigation. He will advise when liability has been confirmed.
- 4.2.3 The Committee noted that the smart motorway contractors had gone from the Wolverton Road area but the works were incomplete. The footpath has reopened but they have left behind two highway signs nearby, and the tree is still there. This has been reported.
- 4.2.4 The Committee noted that MKC's Paul Harrison has asked the Parking Enforcement team to carry out a 'blitz' of the Little Linford Lane area where vehicles have been parking illegally, especially adjacent to the vision splay for the M1 southbound barrier.
- 4.2.5 The Committee reconsidered its previous decision not to support the installation of electric vehicle charging points in Newport Pagnell. The majority of members were in favour of reviewing the decision. Cllr Winsor said it appeared that MKC have gone with Stony Stratford Health Centre car park (70 spaces) and near residential for overnight charging as the outside town. He added that supply to the charging points was an issue at the M1 southbound Tesla site. **The Deputy Clerk to raise the matter with MKC**
- 4.2.6 The Committee noted that the Speed Indicator Device (SID) will be deployed by the Ranger at speeding hot spots in the town. Cllr Day said that once it is ready to be used it should be publicised to reassure townfolk that the Town Council is doing something to address the speeding problems in the town.

Item 4.3 Environmental matters

- 4.3.1 The Committee expressed its disappointment at the refusal of Highways England to consider the installation of acoustic barriers around the MSA as part of their smart motorway project. The Committee was also disappointed that support for the Town Council's efforts from the local MP had dwindled. The Deputy Clerk is trying to arrange a further meeting with senior management at Welcome Break (WB) in an attempt to move the matter forward. Cllr Winsor commented that new acoustic fencing had recently been installed on the northbound M1 at Miles Close, opposite the new Lidl site at Blakelands.
- 4.3.2 The Committee noted that a number of outstanding issues at the MSA identified by Cllr Winsor, notably the collapsed timber fencing at the boundary and the incidences of HGVs still parking on the lane marked M1 (the other lane is marked COACHES) will be discussed with WB at the forthcoming meeting. The Deputy Clerk is still trying to get WB to commit to a site meeting with the Town Council.
- 4.3.3 The Committee welcomed the news that Marcus Young Landscapes have completed Phase 1 of the upgrade the dog bins and looked forward to MYL's report and costings for Phase 2. Cllr Day said that townfolk should be updated on this so that they can see that the Town Council is improving this facility.

Item 4.4 Newport Pagnell Neighbourhood Plan (NPNP)

- 4.4.1 It was noted that there is a meeting of the Neighbourhood Plan Implementation Group (NPIG) on 30 July to discuss strategy for the public consultation exercise beginning in September.
- 4.4.2 The Committee noted that the case officer at MKC has indicated that the Tickford Fields outline planning application is now likely to go to the early September Development Control Committee meeting. This is dependent on how long the Environment Agency take to check some revised flood documents.
- 4.4.3 The Committee noted that samples of the wayfinding signs will be delivered to NPTC offices as soon as circumstances allow. Cllr Day suggested that the Town Council should learn from the feedback it received about the welcome signs and 'proactively explain to the townfolk what is coming and why so we control the story more'.

Item 4.5 S106/CIL Training

It was noted that S106 training has been provided to members and further training will be arranged as and when necessary.

Item 4.6 Ranger

The Committee received and noted the Ranger's report for June. The Ranger was welcomed back to work and thanked for his efforts.

Item 5 Former Aston Martin Heritage Buildings, Tickford Street

The Deputy Clerk confirmed that he had been in contact with both Redrow Homes and the company that had apparently acquired the three derelict former Aston Martin heritage buildings from Redrow. The Deputy Clerk is trying to arrange a meeting with the new owner of the buildings who has expressed a willingness to meet with the Town Council.

Item 6 Article 4 Direction for Central Milton Keynes

The Committee received from MKC the consultation documents in respect of a non-immediate Article 4 Direction for the Central Business District area of Central Milton Keynes which has started the process of removing permitted development rights to change the use of an office block to residential use. Cllr Winsor explained that this applies only to the CMK grid square so that old office blocks have to obtain planning permission for conversion to residential. CMK Parish support this approach although it can entail very low S106 contributions.

Item 7 Budget Reports

The Committee received and noted the TPEN budget report for Month 3.