



MINUTES OF THE PLANNING COMMITTEE MEETING, held on Tuesday 23rd November 2021, 19:30, at York House Centre, London Road, Stony Stratford MK11 1JQ (room 2.2)

Present: Cllrs Roy Adams, Paul Bartlett, Simon Cherrill (Chair), Keith Tilley (ex-officio), Tom Welch (5 members) and Lynne Compton, Town Clerk (TC)

In attendance: none

Absent: Cllrs Bianca Bendig-Ceesay and Paul Randall (see Min P111/21 Apologies)

P108/21 PUBLIC FORUM:

There were no members of the press or public present.

P109/21 DECLARATIONS OF INTEREST IN RESPECT OF RELEVANT ITEMS OF BUSINESS ON THE AGENDA
in accordance with the Localism Act 2011 Section 29(1). There were none.

P110/21 REQUESTS FOR DISPENSATION:
in accordance with the Localism Act 2011 S33. There were none.

P111/21 APOLOGIES FOR ABSENCE:
Committee **RESOLVED** to approve apologies from Cllrs Bendig-Ceesay and Randall.

P112/21 MINUTES OF THE MEETING DATED 26th OCTOBER 2021.
Committee **RESOLVED** to approve the minutes as an accurate record of the meeting and they were subsequently signed by the Chair.

P113/21 CLERK UPDATE REPORT:
Committee **NOTED** the report and made the following decisions:

P114/21 21/03026/TPO 24 London Road, The cut back or removal of branches on Lime Trees (T1,T2 and T3) protected by Milton Keynes Council tree Preservation order no. PS/540/15/292 – Further information as requested:

Committee **NOTED** the additional information and **AGREED** that a review by the MKC tree officer should be requested. **Action: TC to request**

P115/21 Additional Planning applications due for decision prior to the next meeting (under TOR)

Committee considered the applications and made the following decisions:
[21/03460/CLUP](#), 9 High St – re-submission. Certificate of Lawfulness is sought for confirmation that the use class (previously a2) for this building is now reclassified as "Class E" and as such can operate as "Class E (B) sale of food and drink for consumption (mostly) on the premises" a permitted use within Class E. (Re-submission of 21/02865/CLUP) – Consultation Expiry Thursday 9th December

Committee **RESOLVED** to reiterate the original response;

Stony Stratford Town Council **OBJECTS** to this application on the following grounds;

1. It is contrary to the Stony Stratford Neighbourhood Plan (made 20th June 2018), Policy 1 - Sustaining and enhancing the main shopping/commercial/employment area which states 'To maintain the function of the town centre there will be a presumption against changes of use in the primary shopping area which create a run of three A1/A2 (now E) uses in any frontage length'.
2. The site is within the primary shopping area and the application if granted will create a line of frontage of three businesses - MacIntyre Coffee Shop, 9 High Street, Passage to India Restaurant - all in use Class E. The presumption should therefore be against the use change.

Also, there is an existing survey of the Stony Stratford High Street offer (in relation to the number of cafes and restaurants), this survey will need updating due to the number of changes since then. Please could you confirm that this will be done? Please do not hesitate to contact us if you need any assistance with this.

Action: TC to submit

[21/03458/LBC](#) and [21/03457/FUL](#) 47 High Street Stony Stratford Milton Keynes MK11 1AA Listed building consent for the addition of external staircase from the rear to existing apartment over shop, addition roof window to the rear on the second floor and addition of entrance door to apartment on the first floor over shop. Consultation Expiry 17/12/21
Committee **AGREED** 'no comment.'

[21/03272/FUL](#) 31 Pentlands Fullers Slade Milton Keynes MK11 2AF Erection of single storey side extension Consultation expiry: 16/12/21
Committee **RESOLVED** to **OBJECT** (subject to further review by Planning Chair) on the grounds the application to add a further extension to a building (which is already out of scale) exacerbates the situation and is contrary to PlanMK Policy D3. **Action: TC to submit response in liaison with Planning Chair.**

P116/21 Correspondence for consideration: **LICENSING ACT 2003 Stony Stratford Cricket Club, Ostlers Lane, Stony Stratford, Milton Keynes, MK11 1AR New Premises Licence Application**
Committee **AGREED** 'no comment'

P117/21 **CHANGE THE ORDER OF BUSINESS (to facilitate public participation):**
In line with Standing Order 11 vii Council **RESOLVED** (SC/RA) to change the order of business on the agenda and bring forward for discussion Agenda Item 8 (Min P118/21)

20:01 KT left the meeting after giving an update on the other electric charging schemes

P118/21 **MKC CONSULTATION: On Street Residential Charging Scheme (ORCS)-Ward and Parish Briefing Note**

Committee **NOTED** the update, considered the draft response (the result of input from all Members). Following a detailed discussion, Committee **RESOLVED** to approve the following response:

'We are pleased to see you are using existing street furniture and Council agrees that installation of electric vehicle parking with charging points should be actively encouraged. However, we are very concerned about the loss of on-street parking for residents. Please could you clarify if the spaces will be enforceable as parking for electric vehicles only or if anyone will be able to park there (as for the existing electric car charging spaces on Market Square?)

We have reviewed the suggested locations and have the following comments:

<i>Horsefair Green</i>	<i>Existing parking restrictions</i>	<i>OK if resident parking restrictions will remain in place. Possibly split between here and the spaces next to the Chapel immediately behind the Microwave Shop</i>
<i>King Street</i>		<i>OK if they could be made resident only parking bays</i>
<i>Wolverton Road</i>	<i>There is already a lack of on-street parking available. Residents find it very difficult to park at present and might be dislocated.</i>	<i>OK if they could be made resident only parking bays</i>
<i>Woodside</i>		<i>OK if they could be made resident only parking bays</i>
<i>Malletts Close</i>		<i>OK if they could be made resident only parking bays</i>
<i>London Road</i>	<i>There is already a lack of on-street parking available. Residents find it very difficult to park at present and might be dislocated.</i>	<i>OK if they could be made resident only parking bays</i>
<i>High Street</i>		<i>Possibly split between High Street and the North End Entrance parking area adjacent to the Millfield.</i>

We also have the following queries and suggestions:

1. There appears to have been a long lead in time (since early March 2021) is there any reason for this?
2. Are you asking for input from businesses and residents i.e. local input? The Business Association will have a view and we don't appear to have received a response to the query about sharing the consultation with them
3. All chargers are fast chargers and they would need approximately 6 to 8 hours to bring a relatively low charged EV up to a high state of charge. As this would normally happen overnight for our residents parking restrictions would need to ensure availability for those residents with no off-street charging when required.
4. Taking a complete row of parking bays (6-8 and 10) in 4 locations here and giving over to EV charging only, will undoubtedly be very unpopular with local residents. Perhaps you could consider splitting the runs at these locations into 2 smaller runs at each site. The Horsefair Green run could be spread over both Resident parking areas instead of one).
5. It appears to be that any profits made after the said timescale will be going to MK council not SSTC is this correct?
6. There doesn't appear to be any mention of additional Enforcement for the scheme? This is crucial given the recent Aecom Parking Survey results in Stony Stratford'.

Action: TC to submit response

P119/21

PLANNING APPLICATIONS:

Committee **NOTED** the report, considered the applications and made the following decisions:

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YR	APP NO	TYP	HSE NO	ROAD	SSTC DECISION
21/	03175	FUL	Small Barn	Mill Lane	OBJECT to this application on the grounds that it is contrary to the following policies: 1. PlanMK Flood Risk 1 (FR1) 2. PlanMK Highway and Traffic Safety (CT2) 3. PlanMK Linear Park (L1) – the redline boundary extends into the Linear Park
21/	03234	ADV	16	Market Square	Clarification request: Would it be possible for the applicant slightly amend the revised design and move the two outer signs upwards slightly so that the integrity of the Lintel can be shown in its entirety?
21/	03255	TCA	Car Park	Cofferidge Close	To endorse the resident comments, attaching a copy (pointing out the comments are still not showing on the MKC Planning Portal). Seek clarification on applicant and on what authority they have to work on the trees as some of the work looks a little dramatic.
21/	03383	TPO	110	London Road	OBJECT: loss of protected trees integral to the look of the area
21/	03411	LBC	50	High Street	Insufficient information to make a decision
21/	02405	FUL	2	Milford Avenue	No comment
21/	03350	FUL	33	Market Square	No comment

Action: TC to submit responses

P120/21 HIGH STREET DESIGN PROJECT

Committee **NOTED** the update and that it was hoped to consult on the design in the New Year.

Meeting Closed 21:02

Chair Signature **Dated:.....**

Dates of future meeting(s): *Tuesday, 14th December, 8.00 pm (following Property and Facilities Committee), York House Centre, London Road, Stony Stratford MK11 1JQ (room 2.2).*

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