



Agenda Item P25/027

Central Milton Keynes Town Council Planning Committee meeting held at Margaret Powell House On 25th June 2025

Present:

Andrew Thomas (Chair)
Peter Lightfoot
Philip Murphy
David Stabler
Paul Cranfield (Clerk)

In attendance: None

P25/015 – Apologies

Apologies were received from Councillor Chun.

P25/016 – Declarations of Interest

None

P25/017- Election of Chair

The Clerk called for nominations of the position of Chair. Councillor Thomas was proposed by Councillor Stabler and seconded by Councillor Lightfoot. As there were no further nominations, Councillor Thomas was formally elected Chair and resumed chairing the meeting.

P25/018 - Ratification of Minutes of the Planning Committee meeting held on 25th March 2025

This item was deferred for consideration at the July meeting.

P25/019- Election of vice Chair

Nominations were sought for the position of vice Chair. Councillor Murphy was proposed by Councillor Lightfoot and seconded by Councillor Stabler. As there were no further nominations, Councillor Murphy was formally elected vice Chair.

P25/020– Minor applications for ratification

The papers, as previously circulated, were noted.

The following decisions were ratified:-

PLN/2024/0424 – Installation of plant, Lloyds Court- SUPPORT (*Permit 28/04/2025*)

PLN/2025/0459 - Advert consent, Amigos- SUPPORT (*Permit 28/04/2025*)

PLN/2025/0253- Change of use part of Witan Gate House -SUPPORT (*Permit 13/06/2025*)

PLN/20235/0559- Advert consent Grafton Mews- SUPPORT (*Permit 19/05/2025*)

PLN/2025/0697- Advert consent NW corner City Square-OBJECT (*Permit 22/05/2025*)

PLN/2025/0698- Advert consent SW corner City Square- OBJECT (*Permit 22/05/2025*)

PLN/2025/0764- Roof plant, Witan Gate House- SUPPORT

PLN/2025/1076- Advert consent, Flavour Rush Pizza- SUPPORT

PLN/2025/1046- Plant, Flavour Rush Pizza- SUPPORT

PLN/2025/1067- Additional doors, Grafton Gate House- SUPPORT

P25/021- Planning application PLN/2025/0926- Reserved matters application Former Food Centre

The paper, as amended and tabled, was noted.

The Chair noted that the recent meeting with the development team had explained what had been approved at the Outline stage of this hybrid application, referring particularly to the approved master plan.

The Chair outlined the role of the Planning Committee in relation to a reserved matters application where, for this particular application, much of the detail had already been established through parameters submitted and approved at outline stage.

Councillors considered the responses to questions raised during the recent post-app discussion with the applicant's team. It was agreed that the application is one of the better schemes to have come before the Planning Committee in recent times, being of a more human scale with its mixed use and permeability particularly welcomed

The comprehensive discussion resulted in the following issues being considered and agreed:-

- Councillors felt that the service delivery mechanisms and those relating to waste collection were unclear. It was agreed that a request should be made for a Service Delivery Plan and Waste Removal Plan to be prepared and added to the application, rather than being conditioned.
- Concerns were expressed that the taller blocks with only 15.5 mtr block separation, could create shadowing at ground floor and lower levels. A comprehensive daylight shadowing report is required to address this concern.
- The 'doorstep play' proposal was welcomed, but this was not felt to have gone far enough, given the potential for the number of smaller children within the 2 and 3 bed units. It was agreed that a full children's play area could be offered within one of the public squares, and be adopted by MKCCouncil, given the paucity of the council's current play provision commensurate with the large increase of residential development in the parish.
- A discussion regarding the need for more balconies within the blocks resulted in a vote to determine whether this matter should be included in any response to the application. The proposal to include this was lost by three votes to one. Councillor Murphy requested that his support for more balconies be recorded.
- The provision of cycling spaces within the blocks and those to be provided in the retained MSCP was not felt to be a matter to bring forward, being a matter to be addressed by MKCC cycling officers.
- It was agreed that the north-south pedestrian route through phase 2 and the retained MSCP should provide 24-hour permeability, as indicated in the masterplan, and have the same status as the 24-hour public route as already secured through the phase 1 approval.
- It was further agreed that type, height, composition and elevation appearance of boundary treatment throughout the site. should be conditioned.
- Finally, it was agreed that a public art plan should be developed which would enable the curation of a number of smaller artworks within the internal landscaped grid of squares by a professional curator and that this should be managed by the developers in accordance with the role of the overall curation committee for the complete development, as conditioned in the hybrid consent.

With the proviso of the above concerns and requests being addressed by the Case Officer, it was agreed that the Town Council would SUPPORT the application.

P25/022- Planning Enforcement

The paper, as previously circulated, was noted.

The Clerk noted that this presentation formed part of the recent Parishes Forum.

The meeting closed at 7.35 p.m.

**The next scheduled meeting to be held on Tuesday 15 July 2025 at
6.10pm at Centrecom Meeting Place**

Chair's Signature..... Date.....