



Central Milton Keynes Town Council Planning Committee meeting held at Margaret Powell House On 26th May 2026

Present:

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

In attendance: Jon Muncaster

P26/001 – Apologies

Minhi Chun sent her apologies for the meeting.

P26/002 – Declarations of Interest

None

P26/003- Election of Chair

The Clerk took the chair for this item. He requested nominations for the role of Chair of the Planning Committee. Councillor Thomas was proposed by Councillor Murphy and seconded by Councillor Lightfoot. There being no further nominations, Councillor Thomas was re-appointed Chair. He assumed chair of the meeting at this juncture.

P26/004 - Ratification of Minutes of the Planning Committee meeting held on 16th December 2025

The minutes of the meeting of the Planning Committee on 16th December 2025 were agreed as a true record and duly signed by the Chair.

P26/005- Election of vice-Chair of the Planning Committee

Nominations were requested for the position of vice-Chair of the Planning Committee. Councillor Murphy was nominated by Councillor Thomas and seconded by Councillor Lightfoot. There being no further nominations, Councillor Murphy was re-appointed vice-Chair.

Councillor Thomas noted that the town council is reaching a crucial stage in the planning of CMK which will require effective interventions to influence thinking with regard to the MK2050 Plan, New Towns planning and others.

Councillors suggested leverage of the external media to make arguments.

P26/006- Minor applications for ratification

The papers, as previously circulated, were noted and all decisions ratified.

PLN/2025/2507 Alteration to external doors 548-554 Elder House- SUPPORT

PLN/2025/2720 Advert consent ex-Revolution unit, Xscape- SUPPORT

PLN/2026/0105 Advert consent Kenji store – SUPPORT

PLN/2025/0153 Advert consent Urban outfitters, Silbury Arcade- SUPPORT

PLN/2026/0229 Alterations to internal layouts West side Oak Court- OBJECT

PLN/2026/0283 Listed Building consent CMK Library- SUPPORT

PLN/2026/0154 New shopfront Urban outfitters 9 Midsummer Place- OBJECT

PLN/2026/0317 Advert consent New Look 2 Midsummer Place- SUPPORT

PLN/2026/0262 Advert consent MK Library- SUPPORT

PLN/2026/0599 Prior Notification 897 Silbury Boulevard- NEUTRAL

PLN/2026/0553 Re-clad fly tower MK Theatre- SUPPORT in principle

PLN/2026/0422 Storefront Mural URBN UK Ltd- OBJECT

PLN/2026/0595 Advert consent URBN UK Ltd- OBJECT

PLN/2026/0723 Air conditioning unit MK Library- SUPPORT

P26/007 Minor applications for decision

The paper, as previously circulated, was noted and the following decisions agreed.

PLN/2025/2725 Change of Use LSU7 Midsummer Place- SUPPORT

PLN/2026/0509 Shopfront alterations New Look 2 Midsummer Place -
SUPPORT

PLN/20256/0583 Advert consent Tria Coffee Enigma Square- SUPPORT

P26/008- Variation of s106 Affordable Housing agreement- Bank House

The papers, as previously circulated, were noted.

Councillors expressed great concern that the proposal to reduce the s106 affordable housing contribution linked to the Bank House Appeal judgment from £3.8mn to a mere £935k is being considered by MKCCouncil.

It was noted that the offer to increase the contribution to the current figure was made at Appeal stage and was a substantive part of the Inspector's decision-making process resulting in the development being Permitted.

The Chair commented that any variation to conditions within 5 years of Permission being granted need not be considered by the sanctioning authority. The fact that they are doing so would indicate that the developers are keen to make the package more attractive to potential funders.

The Clerk noted that a provisional planning meeting had been set by MKCCouncil for Thursday 4th June to consider this matter, although papers had yet to be issued.

After a brief discussion it was agreed that the Town Council should submit an objection to the reduction. The Chair agreed to draft the short objection and to speak at the meeting.

P26/009 MK2050 Update

The papers, as previously circulated, were noted.

After some discussion it was agreed that a very close watching brief should be adopted with regard to the progress of MK2050 now that it is with the Government Inspectors. The approach that they take and the depth of any clarification queries they raise prior to any public hearings will be of great interest.

The Chair noted that, if possible, it would be of value for the Town Council to apply to be considered an 'official third party'. Adopting this role will not only enable councillors to speak, but also to introduce DLP to speak on its behalf.

P26/010- Items for noting

The papers, as previously circulated, were noted.

- i) Provision for education in CMK
- ii) 'Sustainable Development' in NPPF

The view was expressed by councillors that the two papers above were of value and that there is a need to have regard to allocating greater weight to these issues, informing its response to planning applications

- iii) Resetting the s106 market
- iv) Decoding the new NPPF consultation draft
- v) Planning committees- national scheme of delegation
- vi) Making defensible planning decisions

P26/011- Verbal report on pre-application meeting

A verbal report was provided by the Chair and planning advisor with regard to plans being considered for the shopping units in Oak Court.

The meeting closed at 7.30pm

The next scheduled meeting to be held on Tuesday 23rd June 2026 at 6.10pm at Centrecom Meeting Place

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