

- 2.3 The building was originally the Rectory associated with the adjoining, Grade 2* Listed, St. Thomas's Church. From the 1960s until 1987 the property was used for a variety of residential and commercial purposes. In 1987 planning permission was granted for the change of use of the property to a Nursing Home and this use continued until March 2017, since when the building has been vacant. In its final phase, the nursing home had 24 bedrooms with 20 full time staff and 15 part time.
- 2.4 The site is designated as residential in the Plan:MK proposals map.

The Proposal

- 2.5 The application proposes to provide 28 units of accommodation within the main building. All the units would have a shared bedroom/living area and a toilet and shower. Some of the units would also have their own kitchen area within the bedroom/living area and a communal kitchen/living space is shown on the ground floor. Each unit is shown as being provided with a double bed.
- 2.6 The application also shows provision for 21 car parking spaces (two for disabled people) located to the south of the main building, largely in the area currently occupied by parking and driveway. A small bin store is also shown located in this area, close to the entrance to the site. Cycle stores are shown located to the east of the main building, but it is not clear how many bikes could be stored in them. The remainder of the area to the east of the main building would be a grassed area providing communal amenity space.
- 2.7 The proposal includes largely minor changes to the external appearance of the building, although the existing (relatively modern) conservatory would be demolished as part of the development.

Reason for referral to committee

- 2.8 The application has been referred to committee at the request of Ward Councillors Paul Trendall and Ric Brackenbury and the Parish Council. Ward Councillor Terry Baines had requested that the application be referred to committee if the recommendation was for approval.

Scope of debate/decision

- 2.9 This application proposal is a full planning application and so all matters are to be considered.

3.0 RELEVANT POLICIES

National Policy

- 3.1 National Planning Policy Framework (February 2019) (NPPF)

Section 2 - Achieving sustainable development

Section 4 - Decision Making

Section 5 - Delivering a sufficient supply of homes

Section 8 - Promoting healthy and safe communities
Section 9 - Promoting sustainable transport
Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 15 - Conserving and enhancing the natural environment
Section 16 - Conserving and enhancing the historic environment

In addition, the Planning Practice Guidance is also a material consideration

The Development Plan

3.2 Neighbourhood Plan

There is no current Neighbourhood Plan for this area.

3.3 Plan:MK (March 2019)

Policy DS2 Housing Strategy
Policy HN1 Housing Mix and Density
Policy HN2 Affordable Housing
Policy HN4 Amenity, Accessibility and Adaptability of Homes
Policy HN7 Houses in Multiple Occupation
Policy CT2 Movement and Access
Policy CT3 Walking and Cycling
Policy CT6 Low Emission Vehicles
Policy C10 Parking Provision
Policy FR1 Managing Flood Risk
Policy FR2 Sustainable Drainage Systems
Policy NE2 Protected Species and Priority Species and Habitats
Policy NE3 Biodiversity and Geological Enhancement
Policy HE1 Heritage and Development
Policy D1 Designing a high-quality place
Policy D2 Creating a Positive Character
Policy D3 Design of Buildings
Policy D5 Amenity and Street Scene
Policy SC1 Sustainable Construction

3.4 Supplementary Planning Documents/Guidance

Parking Standards SPD (January 2016)
Sustainable Construction Guide SPD (April 2007)
Houses in Multiple Occupation SPD (April 2012)
Milton Keynes Drainage Strategy - Development and Flood Risk SPG (May 2004)

3.5 Human Rights Act 1998

There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply

covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.

3.6 Equality Act 2010

Due regard, where relevant, has been had to the Milton Keynes Council's equality duty as contained within the Equality Act 2010.

4.0 **RELEVANT PLANNING HISTORY**

4.1 Relevant Pre-application Advice

None.

4.2 Application Site

06/00782/FUL
Rear conservatory and new windows
Permitted 29.06.2006

07/01385/FUL
Erection of a rear conservatory
Permitted 02.10.2007

09/01873/FUL
Two storey side extension
Permitted 15.04.2010

13/00408/FUL
Extension of time limit on planning permission 09/01873/FUL for a two storey side extension.
Permitted 02.07.2013

19/01851/FUL
Conversion of existing vacant nursing home building to create 9 self-contained residential units
Permitted 17.09.2019

5.0 **CONSULTATIONS AND REPRESENTATIONS**

5.1 Simpson and Ashland Parish Council

The Parish Council objects to the proposal and requests that the application be considered by Development Control Committee. The Parish Council consider that the proposal is contrary to policy HN1 of Plan:MK in that it fails to provide a suitable mix of dwelling size and the area does not possess adequate services or transport links to serve such a high density of development. In addition, the Parish Council are concerned that the proposal provides insufficient parking provision to serve the development and that this will lead to increased on-street car parking.

The Parish Council are concerned that it is unclear whether the proposal would meet policy HN2 of Plan:MK in respect of the provision of Affordable Housing. The Parish Council are also concerned about the social impact of such a high density development which is likely to introduce a large number of young people, with little access to facilities, into a small area. The Parish Council consider that this is likely to lead to anti-social behaviour.

The Parish Council are also concerned about the safety of pedestrians and cyclists who would share the access with the vehicles that would be associated with the residents of such a large number of units and the noise and disturbance, particularly for the adjoining church, that would result from having so many units in this location.

5.2 Cllr Ric Brackenbury – Campbell Park and Old Woughton Ward

I request that this application is considered by Development Control committee because of the concerns the application raises locally.

Key issues are parking provision, unsustainable location due to poor access to public transport, some units do not meet minimum size standards, impact of noise and anti-social behaviour on the surrounding area and the building would be out of character with this part of Simpson.

Overall this feels like a budget proposal cramming as many units on the site as possible, and I feel it would benefit from councillor scrutiny.

5.3 Cllr Paul Trendall - Campbell Park and Old Woughton Ward (member of DCC)

I am aware of some strong local feeling about this proposed development. I would therefore ask that it is called in, so the application can be considered by the full DCC. I think the importance of this to the people in Simpson is such that it should be heard by the full committee.

5.4 Cllr Terry Baines – Campbell Park and Old Woughton Ward

I formally request that the application in Simpson be heard by the Development Control Committee if you or any subsequent planning officer recommend the application for approval. I feel with the amount of local concern and the public outcry it must not be allowed under Officer Approval.

5.5 MKC Highways

No comments received.

5.6 MKC Landscape Services (Tree Officer)

No comments received.

5.7 MKC Landscape Architect

Object. Clarification is required on the design and construction of the bin store as there is currently inconsistency between the submitted documents. Is it to be a plastic ground reinforcement grid infilled with gravel, enclosed by 1.8m high timber panels? Or, a brick built building with a 'tile' roof? An acceptable form would be a fenced area or there are pre-fab bin stores of timber construction which could be specified. If the visual appearance of a bin store is a concern it can be relocated somewhere but away from tree RPAs.

Once this matter of design detail and layout is resolved satisfactorily other matters can be dealt with by pre-commencement conditions.

5.8 MKC Countryside Officer

No comments received.

5.9 MKC Housing

The private sector housing team has had no previous involvement with this property. An assessment of the property and a schedule of works is therefore required to ensure that it meets necessary health and safety standards.

The owner/manager will be required to apply for a HMO licence and meet all licence conditions. There are no other known HMOs in close proximity to the property (38 Hanmer road ceased to be a HMO as of June 2020).

5.10 MKC Archaeologist

No comments received.

5.11 Crime Prevention Advisor

Whilst I do not wish to object at this stage, I do have concerns in relation to community safety/crime prevention design.

I am disappointed to see the DAS does not mention crime reduction.

I can find no documents relating to:

- Boundary treatment around the site. And around the parking.
- Defensible space.
- Suitable access control to any communal doors and outside gates.
- Bin store doors and locks.
- Postal provisions
- I have concerns around the parking court and all the entrance doorways to the outside and to the individual rooms.

I would like the applicant to provide detailed documents for the above.

I recommend that the applicants provide a commitment to achieving accreditation under the police's Secured by Design (SBD) scheme.

5.12 Neighbour/ Third Party Representations

Comments have been received from 10 local addresses/neighbours. The material planning considerations are summarised below:

- An inappropriately high density of living accommodation;
- Inadequate access retail, health or leisure facilities to serve the development;
- Inadequate mix of dwelling types;
- Not clear that the development provides adequate affordable housing
- A significant increase in traffic movement to and from the site as a result of the number of units;
- Impact on the character of the area
- Inadequate parking provision;
- Inadequate drainage/sewage system to serve the number of units proposed
- Noise disturbance; and
- Anti-social behaviour.

6.0 **MAIN ISSUES**

Principle and Compliance with Policy HN7
Highway matters and parking
Impact on character of the area
Impact on Heritage Assets
Design and Layout
Residential amenity
Landscape

7.0 **CONSIDERATIONS**

Principle and Compliance with Policy HN7

- 7.1 The application site is situated within an area identified for Residential Use in the proposals map of Plan:MK. Furthermore, the previous planning permission (19/01851/FUL) has already established the acceptability of using the site for residential purposes. It is, therefore, considered that the principle of residential development on the site is acceptable.
- 7.2 Policy HN7 of Plan:MK states that “proposals for Houses in Multiple Occupation will be approved where they would not create an over concentration of such accommodation resulting in an imbalance within local communities or other significant adverse impacts”. Therefore, it is considered that the principle of using the site as a House in Multiple Occupation could be in accordance with Plan:MK, but the acceptability of the current proposal hinges on the details of the proposal and the impact of the number of units proposed.
- 7.3 In determining applications for Houses in Multiple Occupation the Council’s Adopted SPD states the proposal should “not adversely affect the character of the surrounding area or lead to an unacceptable concentration of flats or Houses in Multiple Occupation within the area”. The SPD goes on to state that “the number of Houses

in Multiple Occupation should not exceed 35% of the total number of properties within a 100 metre diameter buffer of the application property". In accordance with the SPD, for the purposes of the calculation, each bedroom in an HMO is counted as a separate dwelling.

- 7.4 In this case, the maximum number of dwellings that would fall within that buffer, are 10. One of those, 38 Hanmer Road, was used until June this year as a 6 bed House in Multiple Occupation. It is not clear at this time whether that property has returned to use as a single dwelling. However, if it is assumed that it has returned to a single dwelling, the proposal would result in 73.6% of the dwellings within the buffer being a House in Multiple Occupation.
- 7.5 The proposal would result in a concentration of House in Multiple Occupation dwellings more than twice the limit set by the Council's House in Multiple Occupation SPD. It is therefore considered that such an excessive predominance of one type of housing would unbalance the housing mix of the area to the detriment of community cohesion and integration and the character of the area contrary to policy HN7 of Plan:MK.

Highway matters and parking

- 7.6 The application site is situated within parking Zone B as identified in the Houses in Multiple Occupation SPD. The Council's Parking Standards SPD requires a House in Multiple Occupation within Zone B to provide 1 less on site car parking space than the number of bedrooms proposed. The proposal would fail to meet this standard by 6 spaces. Policy C10 of Plan:MK requires all development to meet the Council's parking standards unless mitigating circumstances dictate otherwise.
- 7.7 The applicants have stated that they consider the proposed 21 car parking spaces to be adequate to serve the development because of the location of the site on a bus route (Route 18). There are no shops or health facilities in Simpson and few opportunities for leisure or employment within walking distance. It is therefore likely that residents of the development would have to travel outside Simpson for employment and many services.
- 7.8 The no 18 bus provides an hourly bus service to CMK or Bletchley and Woburn Sands Monday to Friday between 8.15 and 17.49. It is not considered that this service would be significantly useful for residents in terms of recreation and employment. Whilst cycle parking would be provided, it is likely that the majority of occupiers of the property would be reliant on private cars for transport for access to employment, shops, health facilities and leisure. It is therefore considered that the proposal, would fail to provide adequate on-site car parking to serve the proposed development and this is likely to result in increased on-street parking.
- 7.9 There are no parking controls on the nearby roads and many of the houses in the vicinity of the application site do not have off-street parking provision. It is therefore likely that residents rely on the availability of on-street parking to enable them to park close to their properties. This level of on-street parking is added to at times when there are services at the Church, particularly weddings and funerals. In view of the lack of on-site parking to be provided with the proposed dwelling units, it is

considered that the proposal would increase the level of on-street car parking to the detriment of the free flow of traffic on nearby roads and contrary to policies C10 and HN7 of Plan:MK.

- 7.10 Concern has been raised about conflict between vehicles entering and leaving the site and pedestrians using the footpath (which shares the same driveway) that adjoins the site and for pedestrians entering the site. Policy CT2 of Plan:MK requires, among other things, that development should provide safe, suitable and convenient access and protect and, where possible, enhance access to public rights of way. However, that conflict between vehicles and pedestrians and cyclists already exists and the proposal does not alter this access arrangement. It is therefore considered that the proposal would not significantly increase the danger associated with that conflict. Nevertheless, the significant increase in vehicle movements that is likely to result from the proposal is likely to impact upon the ease of movement for pedestrians and cyclists across the driveway. It is therefore considered that the proposal would be contrary to Policy D5 and CT2 of Plan:MK.

Impact on Heritage Assets

- 7.11 The application property adjoins, and is historically associated with, the Grade 2* Listed Church. In accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. However, the physical changes to the property included in the current application would have little impact upon the setting of the Listed Building.

Design and Layout

- 7.12 The proposal would result in minimal changes to the external appearance of the building. The most significant changes would be the removal of a 1980s conservatory and the insertion of three roof lights in the roof of the single storey section. It is therefore considered that the design of the proposal is acceptable and would not be contrary to policies D1, D2, D3 or D5 of Plan:MK. The submitted drawings show conflicting designs for the proposed bin store and no details of the design for the cycle stores. However, it is considered that these issues could be dealt with by conditions attached to any planning permission issued.
- 7.13 More significant changes are proposed to the car parking/driveway area which would be enlarged and used more intensively. However, this area is largely hidden from public view, except for glimpses from the adjoining churchyard. It is considered that, because of the limited impact this change would have upon the appearance of the site and the area in general, the changes to the car park/driveway would not in themselves constitute a reason for refusal.
- 7.14 Nevertheless, the proposed changes to the car parking area would bring the car park closer to many of the attractive and, in many cases, subject to Tree Preservation Orders, trees. The impact of this change to the car parking area on the trees is considered in detail in Landscape below.

Residential amenity

- 7.15 The proposal involves very few changes to the external fabric of the building that could potentially impact upon the amenities of local residents. There are no changes proposed which would result in any overshadowing of nearby properties. Two roof lights are proposed in the roof plane of the southern single storey wing, facing west. However, given their height, their orientation to and separation from nearby dwellings it is not considered that these are likely to result in any significant loss of privacy for nearby residents.
- 7.16 Given the greater level of occupancy of the property that would result from the proposal, it is possible that local residents may feel more overlooked, but it is not considered that the level of loss of privacy would be so significant as to warrant refusal. It is considered that the proposal would not be contrary to Policy D5 of Plan:MK in respect of overshadowing or overlooking.
- 7.17 It is considered that the proposal to create 28 dwelling units is likely to result in more noise and disturbance for local residents than would have resulted from the previous use as a nursing home or the previously approved scheme for 9 flats. Particularly given the potential for up to 56 people to be living in the property. Given the size of the site as a whole, the separation distance to adjoining properties and the location of the outdoor amenity area it is considered unlikely that activities within the building or within the outdoor amenity space would result in a significant impact upon adjoining properties. However, it is considered that the noise and disturbance from vehicles leaving and entering the site is likely to have a significant detrimental impact upon the amenities of local residents contrary to Policy D5 of Plan:MK.

Landscape

- 7.18 Whilst the proposal would make some changes to the layout of the open space around the main building these would have little impact upon the appearance of the area except in so far as they impact upon the trees, particularly along the southern boundary with the churchyard.

Trees

- 7.19 A detailed tree survey has not been supplied with the application. However, an arboricultural report that has been submitted with the application identifies the need to remove one Holly tree (although nothing in the submitted application indicates which tree this is) and acknowledges that the proposed bin store and enlarged car parking area would impact upon the root protection zones of a number of trees. A number of trees have been identified as having disease which requires works to the trees in question.
- 7.20 Plan:MK policy NE3 requires development to preserve and, where possible, enhance the biodiversity of a site. Policy D1 requires development proposals to respond appropriately to the context of the site and surrounding area whilst Policy D5 requires development to protect a good standard of amenity for buildings and the surrounding area. It is considered that the trees on the site contribute to the appearance and amenity of the house, the adjoining church and the area in general.

- 7.21 Whilst the aboricultural report states that the impact of the development upon the root protection zones could be managed to avoid any significant detrimental impact upon the trees, details of the methods proposed have not been supplied. It is considered that without this information there is a significant danger that the proposal could have a detrimental impact upon the health of the trees to the detriment of the appearance and biodiversity of the area. It is therefore considered that the proposal would be contrary to policies NE3, D1 and D5 of Plan:MK.

Other Matters

- 7.22 Some concern has been raised about the potential impact of the proposal upon the local sewerage system. This relates to problems with blocked drains/sewers that have been experienced in the past. However, this is a matter for Building Regulations and the drainage company and is not a material planning consideration.
- 7.23 The issue of compliance with the Council's housing density and affordable housing policies has been raised. A strict reading of Plan:MK policies HN1 and HN2 would suggest that it does apply to the current application as it would provide more than 11 units. However, given the nature (House in Multiple Occupation) of the proposed units it is not considered appropriate to apply policies HN1 and HN2 in this case, as the application is for a change of use, and not for the provision of over 11 new dwellings.

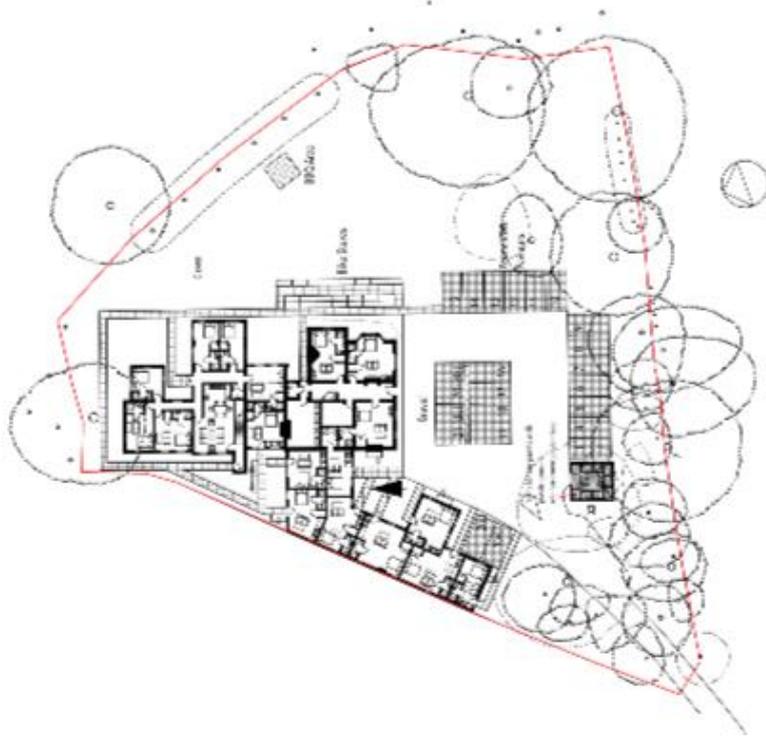
8.0 CONCLUSIONS

- 8.1 It is considered that the proposal represents an intensity of use, with large numbers of residents and vehicle movements, which would be out of character with the area and detrimental to the amenities of the residents of that area. In addition, the proposal is likely to result in the loss of significant trees which contribute to the character and appearance of the area and result in disruption and inconvenience for users of the adjacent footpath/cycleway.

9.0 REASONS FOR REFUSAL

1. The proposal would result in an overall concentration of Houses in Multiple Occupation dwelling units within 50 metres of the application property of approximately 73.6%, which exceeds the threshold guide figure of 35% in order to preserve the character of an area and to maintain a mix of dwelling types as set out within the Houses in Multiple Occupation Supplementary Planning Document 2012. The proposal would therefore unbalance the housing mix of the area to the detriment of community cohesion and integration and the character of the area contrary to policy HN7 of Plan:MK and guidance in the Houses in Multiple Occupation Supplementary Planning Document, adopted April 2012.
2. The proposed intensity of occupation would result in a level of noise and disturbance from people and vehicles leaving and entering the site is likely to have a significant detrimental impact upon the amenities of local residents contrary to Policy D5 of Plan:MK.

3. The proposal would result in an intrusion into the root protection zones of a number of significant trees, some of which are protected by Tree Preservation Orders, which is likely to have a detrimental impact upon the health of the trees to the detriment of the appearance and biodiversity of the area. The proposal is therefore contrary to policies NE3, D1 and D5 of Plan:MK.
4. The proposal would not provide adequate off street parking to serve the proposed development and would therefore increase the level of on-street car parking to the detriment of the free flow of traffic on nearby roads and contrary to policies C10 and HN7 of Plan:MK.
5. The significant increase in vehicle movements that is likely to result from the proposal would impact upon the ease of movement for pedestrians and cyclists across the driveway serving the development and the adjacent footpath/cycleway. It is therefore considered that the proposal would be contrary to Policy D5 and CT2 of Plan:MK.



Site Plan
1:500



Location Plan
1:1250



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| Conversion to HMO Review Drawing Title Site Plan | Client Mrs M. Manduchi Drawing Number 2020-02-PL01-SIE-F Drawing Scale Drawing Date As Shown 11-05-2020 | SAG COTTAGE STUDIOS ARCHITECTURAL SERVICES & CONSULTANTS 100, 101 & 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000 |
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A1.0 FULL CONSULTATIONS AND REPRESENTATIONS

A1.1 Simpson and Ashland Parish Council

Initial comments received

“Simpson & Ashland Parish Council objects to the proposed conversion of the Five Acres former nursing home into 28 residential units. In the view of the Parish Council the proposed development is inappropriate for the location and out of character with its surroundings. While the Parish Council is broadly pro-development and supported the previous application for 9 units, this application proposes a much higher density, poorer quality development which will have an adverse impact on the village¹. We request that the application be referred to Development Control Committee for determination and rejected on the following material planning grounds:

Non-compliance with Plan:MK Policy HN1

Policy HN1 requires that developments providing over 11 homes provide a mix of housing unit types. All the units created in this conversion are small, single-bed units. The previous permission granted for this site demonstrates the viability of converting this building into larger multi-bed residential units. A wider mix of unit sizes with a number of larger units replacing some of the smaller ones currently proposed would better fit Policy HN1 and would encourage a mix of tenants that would reduce the potential for the development becoming socially isolated from the existing Simpson village.

Policy HN1 also encourages higher density development in locations “with good accessibility to facilities, that are well served by public transport, and where it can be accommodated by existing or improved infrastructure.” Simpson village is not a location that meets any of these criteria. The public transport service is minimal, consisting of an hourly bus service (currently reduced to two hourly) with no evening or Sunday service, supported by MK Council subsidy that could be withdrawn in the future leaving the area with no public transport linkage. There are minimal shopping facilities in the area, the nearest large shopping centres being at MK1, Kingston, and in Bletchley. No improvements to public transport or road infrastructure are proposed as part of this development.

Parking Provision

The developers are proposing 21 parking spaces for 28 units, some of which may be occupied by more than one resident. As some are large enough for a double occupancy, the total number of residents could reach 36. This also includes visitor parking. The developers have indicated that car usage is low in their other properties when the Parish Council raised this issue. This appears to reflect a lack of understanding of the unique geography of Milton Keynes and Simpson in particular, which is heavily car-dependent and poorly served by public transport. It is also unlikely residents will be practically able to work from home in such small units.

There is no capacity on the surrounding road network for occupants of or visitors to this development to park on the road. The Parish Council is deeply concerned that residents and visitors will overcrowd the surrounding streets (which are largely older properties with no off-road parking) and request that a planning condition be included

on this application to ensure that a number of the units are maintained as car-free units.

Unclear compliance with Plan:MK Policy HN2

The applicant has not demonstrated that the application complies with Policy HN2's affordable housing requirements.

Social Impact

The Parish Council wishes to note that the population of Simpson, in particular the area to the north of the site, contains a large proportion of older residents. The introduction of 28 units into this environment presents a risk to both existing residents and the new tenants at Five Acres, as there is the possibility of increased episodes of antisocial behaviour. The application suggests that the accommodation might be suitable for more vulnerable young people but given the potential transitory nature of occupation at the site and the lack of any specialist support on site, the impact on these already vulnerable young people could be negative. This allied with minimal public transport and no ready access to facilities highlights that the proposed development is not fit for purpose. There is mention on the application of the appointment of an onsite caretaker but one person would not be able to provide the specialist support that residents might require.

The Parish Council again requests that a wider range of unit sizes be considered to reduce the overall number and provide a broader range of unit types and thereby a mix of tenants. Furthermore, the Parish Council ask that a planning condition be imposed to ensure adequate security precautions are put in place, including fencing around the site, a formally employed caretaker, and CCTV provision. Some of these have been indicated informally by the applicant, however when pressed for management details they were unable to provide sufficient detail of how the security arrangements would work, hence the need for a condition.

In a survey carried out for the production of the Simpson Vision in 2016, 65% of respondents said they would welcome new developments that offered affordable family or single occupant accommodation. This, together with the Parish Council's support of the previous 9-unit proposal, indicates that Simpson residents support new development in principle, but that the particular issues of this proposal make it impossible to support.

Other Considerations

The Parish Council is concerned about the safety implications of all 28 units being accessed (by car, bicycle and pedestrian traffic) through a single-track access road. Options for segregating pedestrian and vehicle access should be explored.

A Noise Report has been submitted by the applicant, some time after the other documents appeared on the planning portal. We assume that this report is now formally regarded as part of the submission. Regardless of internal soundproofing, the prospect of noise from open windows and social gatherings (including music, etc.) within the grounds is cause for great concern to neighbours, including the immediately adjacent St Thomas's Church and its churchyard.

The applicant advances a case that the 28 units will be attractive to 'young professionals', especially those new to Milton Keynes. The Parish Council questions the potential attractiveness of the proposed concentrated living environment in a post-Covid-19 environment.

The Parish Council notes that, in the past, residents have highlighted sewage issues from the nursing home, indicating that inadequate capacity has caused blockages in the past. The new development at the corner of Hanmer Road, known locally as Bowlers Bridge, is adding to the demand on the sewer system. We request that the case officer seek an assessment of the drainage and sewer capacity on the site.

1 In a survey carried out for the production of a Simpson Vision in 2016. 65% of respondents said they would welcome new developments that offered affordable family accommodation or quality single occupancy."

A1.2 Cllr Ric Brackenbury – Campbell Park and Old Woughton Ward

"There is clearly concern with this application so can I request it is heard by panel/committee please?

Key issues as I see them:

-does parking provision meet parking standards

-sustainable location. Public transport is poor (hourly slow bus through the villages to Bletchley /CMK) So I am not convinced by applicant arguments on sustainability if missing parking standards

-building regs issues. Smallest flats 18sq m, minimum standards should be 38sq m I believe? Shared kitchens a particular concern.

-concerns re noise /anti-social behaviour and a building out of character for this part of a Simpson village.

Overall this feels like a budget proposal cramming as many units on the site as possible, and I feel it would benefit from councillor scrutiny."

A1.3 Cllr Paul Trendall - Campbell Park and Old Woughton Ward (member of DCC)

"As both one of the councillors in the ward where is this development is, and as a member of the DCC, I am aware of some strong local feeling about this proposed development. I would therefore ask that it is called in, so the application can be considered by the full DCC.

Most importantly, individual members of the public, including the parish councillors, will have the opportunity to speak at the hearing; remotely now of course. This allows committee members to hear things which are sometimes difficult to communicate in writing. It is important also, regardless of the outcome, for people to be able look back and know that they were able to have their voice heard".

A1.4 Cllr Terry Baines – Campbell Park and Old Woughton Ward

Comments following re-consultation

“I formally request that the application in Simpson be heard by the Development Control Committee if you or any subsequent planning officer recommend the application for approval. I feel with the amount of local concern and the public outcry it must not be allowed under Officer Approval”.

A1.5 MKC Highways

No comments received.

A1.6 MKC Landscape Services (Trees)

No comments received.

A1.7 MKC Landscape Architect

“Landscape raise a holding objection. Clarification is required on the design and construction of the bin store which is within the RPA of trees. There is currently inconsistency between the submitted documents. The site plan and tree report refer to the bin store proposals being a plastic ground reinforcement grid infilled with gravel, enclosed by 1.8m high timber panels but this is inconsistent with the bin store drawing which clearly suggests a brick built building with a ‘tile’ roof. The DAS also refers to the bin store as a building. The application form refers to the drawing package. Clarity is required.

To protect existing trees being retained I suggest the bin store is not a building. An acceptable form would be a fenced area or there are pre-fab bin stores of timber construction which could be specified. If the visual appearance of a bin store is a concern it can be relocated somewhere but away from tree RPAs.

Once this matter of design detail and layout is resolved satisfactorily other matters can be dealt with by pre-commencement conditions.

To protect existing trees the tree report should be listed as an approved document and cited in the tree protection condition.

In addition, I support the recommendation of the tree report in that additional / extended car parking and the construction of a new (replacement) bin store enclosure within RPAs can be addressed separately with an Arboricultural Method Statement. Avoidance of significant harm to trees is certainly feasible and a such detail is typically worked out post-planning permission, by a pre-commencement condition. The report states: “British Standard BS5837 recommends that AMS’ be provided and observed in respect of engineering operations to be undertaken within RPAs of retained trees. To ensure efficacy of tree protection when working within RPAs an AMS should be provided for the following items:

- i. Permanent hard surfaces for car parking (existing and additional areas).
- ii. New bin store enclosure.”

Mitigation of tree losses can be secured by a replacement tree planting condition. Our tree officers usually require this. The tree report refers to this in paragraph 8.7.1.

Existing trees on site have TPOs and may also have ecological value therefore please also gain the advice of MKC tree officers and ecologists.

Landscape raise a holding objection. Clarification is required on the design and construction of the bin store as there is currently inconsistency between the submitted documents. Is it to be a plastic ground reinforcement grid infilled with gravel, enclosed by 1.8m high timber panels? Or, a brick built building with a 'tile' roof? An acceptable form would be a fenced area or there are pre-fab bin stores of timber construction which could be specified. If the visual appearance of a bin store is a concern it can be relocated somewhere but away from tree RPAs.

Once this matter of design detail and layout is resolved satisfactorily other matters can be dealt with by pre-commencement conditions.

Pre-commencement conditions are recommended:

1. To protect existing trees the tree report should be listed as an approved document and cited in the tree protection condition.
2. The recommendation of the tree report is that additional / extended car parking and the construction of a new (replacement) bin store enclosure within RPAs can be addressed separately with an Arboricultural Method Statement. Avoidance of significant harm to trees is certainly feasible and a such detail is typically worked out post-planning permission, by a pre-commencement condition. The report states: "British Standard BS5837 recommends that AMS' be provided and observed in respect of engineering operations to be undertaken within RPAs of retained trees. To ensure efficacy of tree protection when working within RPAs an AMS should be provided for the following items:
 - i. Permanent hard surfaces for car parking (existing and additional areas).
 - ii. New bin store enclosure."
3. Mitigation of tree losses can be secured by a replacement tree planting condition.

Existing trees on site have TPOs and may also have ecological value therefore please also gain the advice of MKC tree officers and ecologists".

A1.8 MKC Countryside Officer

No comments received.

A1.9 MKC Housing

- The private sector housing team has had no previous involvement with this property. An assessment of the property and a schedule of works is therefore required to ensure that it meets necessary health and safety standards.
- The owner/manager will be required to apply for a HMO licence and meet all licence conditions.

- There are no other known HMOs in close proximity to the property (38 Hanmer road ceased to be a HMO as of June 2020).

Subject to completion of all items on the schedule of works to be produced by the private sector housing team and the owner/manager meeting all hmo licensing requirements, the private sector housing team has no objection to the planning application”.

A1.10 MKC Archaeologist

No comments received.

A1.11 Crime Prevention Advisor

“Thank you for consulting me on the above planning application. I have reviewed the submitted documents. Whilst I do not wish to object at this stage I do have concerns in relation to community safety/crime prevention design.

I am disappointed to see the DAS does not mention crime reduction.

I can find no documents relating to:

- Boundary treatment around the site. And around the parking.
- Defensible space.
- Suitable access control to any communal doors and outside gates.
- Bin store doors and locks.
- Postal provisions
- I have concerns around the parking court and all the entrance doorways to the outside and to the individual rooms.

I would like the applicant to provide detailed documents for the above.

I recommend that the applicants provide a commitment to achieving accreditation under the police’s Secured by Design (SBD) scheme Details can be found at; <https://www.securedbydesign.com/guidance/design-guides>

To ensure this advice is followed and that the opportunity to design out crime is not missed, I request that the following (or a similarly worded) condition be placed upon any approval for this application;

Prior to commencement of development, applications shall be made for Secured by Design on the development hereby approved. The development shall be carried out in accordance with the approved details, and shall not be occupied or used until confirmation of SBD accreditation has been received by the authority”.

A1.12 Third Party/Neighbour Comments

Comments have been received from 10 local addresses/neighbours. The material planning considerations are summarised below:

An inappropriately high density of living accommodation;

Inadequate access retail, health or leisure facilities to serve the development;

Inadequate mix of dwelling types;

Not clear that the development provides adequate affordable housing

A significant increase in traffic movement to and from the site as a result of the number of units;
Impact on the character of the area
Inadequate parking provision;
Inadequate drainage/sewage system to serve the number of units proposed
Noise disturbance; and
Anti-social behaviour.