

Application Number: 18/01244/FUL**Description** Demolition of a former day nursery and change of use to C3, development of 4 dwellings with associated highways works and associated works.**AT** Childrens Resource Centre, 211 Simpson, Simpson, Milton Keynes, MK6 3AD**FOR** Simpson MK Ltd.**Target:** 2 November 2018**Extension of Time:** Yes**Ward:** Campbell Park And Old Woughton**Parish:** Simpson And Ashland
Parish Council**Report Author/Case Officer:** Elizabeth Verdegem**Contact Details:** 01908 252462, elizabeth.verdegem@milton-keynes.gov.uk**Team Manager:** Nicola Thompson, Interim Development Management Manager
nicola.thompson@milton-keynes.gov.uk

1.0 RECOMMENDATION

1.1 It is recommended that permission is granted subject to conditions set out in this report.

2.0 INTRODUCTION

The Site

2.1 The application site contains a former Children's Centre, currently vacant, located within the village of Simpson. The site is 0.191 hectares and consists of the single-storey building, the surrounding outdoor play areas and the area to the north and east of the boundary fence which includes landscaped areas with shrubs, and the access road from Hanmer Road/Simpson Road, which is adopted highway and has a 8 metre wide grassed verge between the paved area of the path and the landscaped area. The site contains a number of trees, shrubs and other vegetation which would be removed to facilitate the development; none of these have Tree Preservation Orders.

2.2 The site is in a residential area of Simpson with a mix of bungalows and two-storey dwellings, including adjacent dwellings directly to the south and north of the site, and to the east on the other side of Hanmer Road. To the west is the Union Canal and associated towpath, which is a Public Right of Way. There is a pedestrian bridge across the canal to the north-west of the site, which links into the access road. Beyond the canal to the west is the Charles Warren Academy.

2.3 The site is adjacent to a Wet Wildlife Corridor (Grand Union Canal), is in a Red Risk Area for Great Crested Newts, and is in Flood Zone 1. There are four Grade II listed buildings to the south of the site, off Poplar Close and Simpson Road, which are all residential dwellings, and are not adjacent to the application site.

The Proposal

2.4 The application proposes four new 4- and 5-bed dwellings with the southern part of the application site, within the area bounded by the existing fence around the Children's Centre. The proposal includes parking, landscaping, associated works and minor improvement to the entrance and to widen the access road. Only minor highway works and improvements to the landscaping are proposed in the area outside that which is currently bounded by the fence around the Children's Centre.

2.5 A previous version of this application (under the same application area and reference number) proposed seven dwellings on the site, and used more of the land outside the current fence line. This is in addition to the nine dwellings proposed under reference 17/02139/FUL and refused under delegated powers on 16/02/2018.

Reason for referral to committee

2.6 The application is referred to Development Control Panel as a result of objections and call-in request from a ward councillor.

3.0 RELEVANT POLICIES

3.1 National Planning Policy Framework (2018)

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 14. Meeting the challenge of climate change, flooding and coastal change

Section 15. Conserving and enhancing the natural environment

Section 16. Conserving and enhancing the historic environment

3.2 Planning (Listed Building & Conservation Areas Act) 1990

Sections 16 and 66 (in relation to listed building consent and planning permission respectively) of the Planning (Listed Building & Conservation Areas Act) 1990, requires the local planning authority to have special regard any harm which is caused to the special interest of the listed building and to its setting.

The Development Plan

3.3 Neighbourhood Plan

Simpson does not currently have a neighbourhood plan, nor have they put forward a neighbourhood plan area for designation.

3.4 Core Strategy (2013)

Policy CS10: Housing

Policy CS13: Ensuring High Quality, Well Designed Places

3.5 Saved Policies of the Local Plan 2001-2011 (2005)

Policy D1: Impact of Development Proposals on Locality

Policy D2A: Urban Design Aspects of New Developments

Policy D2: Design of Buildings

Policy D3: Canalside Development

Policy D4: Sustainable Construction

Policy HE5: Development Affecting the Setting of a Listed Building

Policy NE1: Nature Conservation Sites

Policy NE2: Protected Species

Policy NE3: Biodiversity and Geological Enhancement

Policy T10: Traffic

Policy T15: Parking Provision

Policy H7: Housing on Unidentified Sites

Policy H8: Housing Density

Policy L2: Protection of Public Open Space and Existing Facilities

Policy C2: Protection of Community Facilities

3.6 Supplementary Planning Documents

Parking Standards SPD 2016

New Residential Development Design Guide SPD 2012

3.7 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.

4.0 MAIN ISSUES

Principle of development

Highway matters and parking

Impact on character of the area

Impact on Designated Heritage Assets

Design

Residential amenity
Landscape
Ecology
Drainage and flood risk
Sustainable construction

5.0 CONSIDERATIONS

Principle of development

5.1 The application site is located within a residential area in Simpson and allocated as housing area within the Local Plan. It is not allocated as a community facility on the Local Plan Proposals Map and it is therefore considered that Policy H7 Housing on Unidentified Sites, rather than Policy C2 Protection of Community Facilities, applies. However, it is established that the Nursery/Children's Centre has been on site for a number of years, with planning permission being granted for the nursery in 1975. The applicant has stated that the building has been vacant for approximately two years, although no evidence has been provided to establish whether it has been marketed as a continuing community facility, and whether this continued use has any viability. That being said, the area of Simpson is a small residential village, which already has a village hall close by and given the directly adjacent surrounding residential dwellings, it is considered that the site is suitable for residential use in principle.

5.2 In the full consideration of Policy H7 it is considered that the proposal complies with the criteria of the policy, as it is a site within the settlement boundary; is a previously developed site; the current building onsite is empty; the location is within an existing residential area therefore compatible with the existing surrounding residential use with access to local services and facilities; four houses will not impose a significant strain on infrastructure, school or healthcare capacity; and it is considered that there are no physical or environmental site constraints that can't be overcome with conditions.

5.3 Previous versions of this application (both under this reference and the previous application reference) have resulted in objections due to the loss of open space and "amenity land", with reference made to any of the land outside of the current boundary fence for 211 Simpson as being public open space. This includes the northern section of the site, between the fence and the highway, and the area to the east between the fence and the access road, which is partly within the same land ownership parcel as the northern section, and partly within the adopted highway verge. While this land is considered to be open space and amenity land it is not designated as protected open space. Nevertheless, no development is proposed within these areas as part of this proposal, and therefore Saved Local Plan Policy L2 Protection of Public Open Space and Existing Facilities does not apply to this proposal. It is therefore considered that the redevelopment of the area of land within the 211 Simpson fenced boundary, leaving the land outside the fence as grass, shrubs, trees and highway, is acceptable.

Highway Matters and Parking

5.4 The development of four dwellings is highly unlikely to result in the generation of significant volumes of traffic so as to generate undue disturbance or affect highway safety. Concern has been raised that the increase in vehicles on the access road might be likely

to result in conflict between pedestrians and cars, as pedestrians use the access road to walk from Simpson to the pedestrian footbridge across the canal and use the footpath under Groveway, to the north of Simpson, leading to Woughton Park.

5.5 However, the road is already adopted highway, and in the past provided vehicle access to 211 Simpson when operating as the Children’s Centre. It is currently used to access 213 Simpson, the adjacent dwelling to the north of the site. Although the number of vehicles using the road will increase as a result of the proposal, the amount is not considered to be sufficient to cause a significant highways safety concern. The Council’s Highways Officer has no concerns with the proposal, given the proposed improvements to the access road to widen the road to 4.1 metres, which is adopted highway and will require the applicant to enter into a S278 agreement for works to the adopted highway. This width complies with the requirements of the Highways Design Guide for a shared drive for up to 5 dwellings (which requires a width of 3.2 to 4.1 metres), without a requirement for a separate footway, as the access will retain the designed in speed of up to 10 mph (i.e the features of the road encourages drivers to only travel at speeds up to 10mph, therefore causing less of a highway safety concern). Improvements to the access road also ensure that the required visibility splay between the access road and Hanmer Road/Simpson Road is achieved on site.

5.6 The site is in Zone 3 of the Parking Standards, and therefore provides two allocated spaces per dwelling, and two visitor spaces for the site overall, as shown in the table below. The amount of parking complies with the Council’s standards and the proposal is therefore considered to be compliant with Policy T15 Parking Provision and the Parking Standards SPD. The Council’s Highways Officer has requested that details of the cycle parking be provided and installed prior to occupation, and this shall be secured by condition.

| | | Parking Standards Requirement - Zone 3 | | Provided | |
|-------------------|---------------|--|-------------|---------------------------|-----------------------------|
| Plot Number | Type of House | Allocated | Unallocated | Allocated | Unallocated |
| 1 | 4-bed | 2 | 0.5 | 2 | 2 spaces adjacent to plot 1 |
| 2 | 4-bed | 2 | 0.5 | 2 | |
| 3 | 4-bed | 2 | 0.5 | 2 | |
| 4 | 5-bed | 2 | 0.5 | 2 | |
| Totals | | 8 spaces | 2 spaces | 8 spaces | 2 spaces |
| Site Total | | 10 spaces required | | 10 spaces provided | |

Impact on character of the area

5.7 The current site and single storey building that was the Children’s Centre at 211 Simpson is mostly obscured by trees and boundary fencing when viewed from the street, with part of the building and roofline visible above the fence from Hanmer Road. The proposal will alter this frontage with Hanmer Road, by replacing this fence with a wall to the back garden of Plot 4 and creating a more active frontage through the eastern

elevation of the dwelling at Plot 4. By creating an active frontage, softened by the existing and enhanced landscaping, enhancing the view and focal point when viewed from down Simpson Road and increasing passive surveillance, it is considered that the proposal will improve the character of the streetscene in this location.

5.8 Additionally, the existing landscaped area to the eastern side of the existing boundary fence will be retained, and it is proposed to divide this landscaped area from the front garden of plot 4 with a low hedgerow. The removal of the fence will therefore increase the openness of this view across the landscaped areas to the houses, and integrate the new dwellings into the streetscene of the surrounding area. This will also be the case for the boundary line from the north of the site, which is proposed as a low hedge to reflect the openness of the other dwellings with the area, and therefore enhance the streetscene from this location as well.

5.9 The site itself features a level change of approximately 2 metres from north to south and 2 metres from east to west. However, it is considered that, as a proposal of two-storey dwellings in an area of mostly two-storey dwellings, the proposed height and scale of the buildings is in keeping with the character of the area. The local area is already impacted by the level changes across the surrounding area, with the adjacent dwelling to the north elevated above the proposed dwellings, and dwellings to the north-east sitting higher in the streetscene than those to the east and south-east of the site.

5.10 To the south, the closest adjacent dwelling is a bungalow (no. 1A Poplar Close). Given that the Children's Centre is also single storey, and situated close to this boundary at the lower level, southerly part of the site, it sits at a comparable height with no. 1A. The ridge height of the roofs of no. 1A and the Children's Centre are shown in the applicant's topographical survey to be at approximately the same level. Therefore, the construction of two storey dwellings in replacement of the single storey Children's Centre will represent a change in the streetscene and a could be considered to have a potential visual impact when viewed from the adjacent bungalow. However, as the majority of the dwellings in the vicinity are two-storey, it is not considered that this visual impact would be significantly negative from a streetscene perspective.

5.11 It is also considered that the dwelling in Plot 3, the closest dwelling to the back garden of no. 1A, would not be likely to give rise to a significant negative visual impact when considered from no. 1A, in part due to the orientation of the dwelling in Plot 3, as the dwelling is angled away from the boundary with no. 1A, with the roof therefore angled away from the garden, and due to the boundary treatments and landscaping proposed between the two dwellings. The potential impact on amenity as a result of this level change will be discussed in the Residential Amenity section of this report.

5.12 A key aspect of the impact on the streetscene is the visual impact and impact on the character of the canal corridor and experience from the towpath. The applicants have currently proposed a brick wall boundary with landscape planting, and retention of the towpath hedgerow. The Council's Landscape Architect has requested some amendments to the boundary treatments, in line with the requests from the Canal and River Trust, to improve passive surveillance. A revised boundary treatment scheme will therefore be required by condition, to ensure that these elements are incorporated into the scheme. This will ensure that the "public face" to the canal remains in keeping with the local character of the area, while ensuring a balance between minimising visual impact and

retaining passive surveillance, and is therefore in keeping with Saved Local Plan Policy D3 Canalside Development in this regard.

5.13 Overall, it is considered that this low density development is in keeping with the character of the area, and will provide an improved frontage to the canal and public realm off Hanmer Road, with minimised visual impact through planting and improved passive surveillance of the area. It is therefore considered to be in accordance with Saved Local Plan Policies D2 Urban Design Aspects of New Development, and D2 Design of Buildings, in this regard.

Impact on Designated Heritage Assets

5.14 There are four Grade II listed buildings to the south of the site, all residential dwellings. It is considered that the development would not affect the setting of these buildings, due to the distance between them and the more modern buildings in that area already located between the listed buildings and the proposed development. The proposal will not have an impact on the way that the listed buildings are experienced, and therefore it is concluded that their setting is not impacted. Given the existing mix of dwellings within the streetscene, the wider context of the site is such that further residential development, with landscaping, is considered to be acceptable under the terms of Policy HE5 Development Affecting the Setting of a Listed Building and due regard has therefore been given in accordance with sections 16 and 66 of the Planning (Listed Building & Conservation Areas Act) 1990.

Design

5.15 The application proposed four two-storey large family homes, three 4-bed and one 5-bed, in red brick and stone and grey roof tiles. Given the mix of materials and styles in the surrounding area, it is considered that the proposal is acceptable from an Urban Design perspective and no concerns have been raised regarding the design of the buildings or materials from the Council's Urban Design or Landscape Architect.

5.16 The application proposes 4 dwellings within a site of 0.191 ha which equates to a density of 20.9 dwellings per hectare. Policy H8 of the Local Plan seeks net densities within the part of the borough of 35 dwellings per hectare, and when only considering the size of the area within the existing 211 Simpson fence line this equates to a density of 32.5 dwellings per hectare (in a site of 0.123 ha). It is therefore considered that the application proposes an appropriate density of development for the area.

5.17 Although all the houses proposed are large 4 and 5 bed homes, it is considered an appropriate development given the small number of dwellings proposed within the site and the existing varied mix of house types in the area, which include detached, semi- and terraced dwellings, two-storey and bungalows and both smaller and larger houses. A schedule of materials will be secured by condition to ensure that the type of brick and tile is known prior to construction. With this secured it is considered that the proposal complies with Saved Local Plan Policies D2 Urban Design Aspects of New Development, and D2 Design of Buildings.

Residential amenity

5.18 Concern has been raised from the occupants of the closest adjacent dwelling to the development, no. 1A Poplar Close, a bungalow, that the proposal will have a negative impact on residential amenity, owing to both the proximity of the proposed dwellings, and the proximity of the car parking spaces for Plot 4. The existing Children's Centre, which is also single storey, and situated close to this boundary at the lower level southerly part of the site, currently sits at a comparable height with no. 1A. The ridge height of the roofs of no. 1A and the Children's Centre are shown in the applicant's topographical survey to be currently at approximately the same level, and the elevations of both buildings adjacent to the mutual boundary are of a comparable length, being sited almost directly adjacent along the entire length of this elevation.

5.19 The application proposes that two of the dwellings are located adjacent to this boundary; Plot 3, rear garden and side elevation, and Plot 4, the rear garden and beyond it the rear elevation, with the parking spaces for Plot 4 in between. The proposal therefore effectively removes a building (the Children's Centre) from most of the length of the mutual boundary, and locates the proposed buildings further away from no. 1A than the Children's Centre, with the exception being the dwelling of Plot 3 which is located the same distance away, approximately 4.2 metres at its closest point (side to side elevation). While this side elevation between Plot 3 and no 1A is the same distance as the Children's Centre, it will be two storeys, and therefore could be considered to have more of a visual impact for the residents of no 1A. However, it is considered that because the only window in the side elevation of Plot 3 is a bathroom window which will be obscurely glazed by condition, and because of the proposed landscaping and boundary treatments to enhance the visual mitigation between the two dwellings, the impact on residential amenity and from a visual intrusion perspective will be minimal.

5.20 The Residential Development Design Guide contains recommended separation distances between existing and new dwellings at a first floor level, including a recommended rear to side distance of 13.7 metres. Given that the consideration here is between two-storey and one-storey dwelling, the required distances are not exactly comparable. In addition, the shortest distance between Plot 3 and no 1A are side to side elevations, and it is usual that side to side distances between dwellings would be lower than side to rear and rear to rear distance. Furthermore, the siting of Plot 3, further back than no 1A in terms of the building line and the rear garden, means that the residents of no 1A are less likely to be overlooked when using their garden than if the Plot 3 dwelling was set further forward, in line with the rear building line, which would lessen the visual impact but increase potential overlooking. It is therefore considered that the placement of the dwelling in Plot 3 strikes an appropriate balance between minimising the visual impact of a two storey dwelling adjacent to a bungalow, and reducing the potential overlooking of the adjacent garden.

5.21 In terms of the impact on no 1A from Plot 4, the separation distance between the rear elevation of the dwelling at Plot 4 and the side elevation of no 1A is approximately 9.5 metres, although the building lines only overlap by approximately 2 metres. Again, the separation distances are not directly comparable because it is a single- to two-storey comparison. The general effect of the placement of the dwelling in Plot 4 is that the position of the rear elevation may result in some overlooking of the front parking court of no 1A, without significant overlooking into the windows of the northern elevation of no. 1A.

Nevertheless, as before, existing and enhanced landscaping is proposed along the boundary in this location, which will provide visual mitigation and increased privacy between the dwellings. Similarly a 1.8 metres high fence with enhanced landscaping is proposed between no 1A and the Plot 4 parking spaces, which will minimise the potential impact from cars parking in this area.

5.22 In addition, while the site is currently vacant and has been for some time, it is likely that the Children's Centre had a moderate impact on residential amenity while it was in use, from outdoor play, arrivals of children and parents and other activities as part of the use of the building. It could therefore be considered that the redevelopment of the site for four family dwellings, although having more of an impact than a vacant site, would be likely to have less of an impact on residential amenity in terms of noise, traffic etc, than the previous use of the site as a Children's Centre.

5.23 Concern has been raised regarding the impact on residential amenity as a result of the increased traffic in the area. However, the amount of traffic as a result of four new dwellings is not considered to be significantly detrimental to the highway particularly as the development provides the required number of allocated and unallocated parking spaces within the site, as discussed above in the highways section of the report.

5.24 Given the proximity of the site to the existing dwellings, it is considered appropriate to limit the construction hours for the development to reduce the potential impact on amenity during the construction period. This will be secured by conditions as suggested by the Council's Environmental Health Officer.

5.25 With the working hours, boundary treatments and landscape scheme conditions secured, it is considered that the impact on residential amenity can be minimised and the proposal is therefore in accordance with Saved Local Plan Policy D1 Impact of Development Proposals on the Locality.

Landscape

5.23 The application site contains a number of trees and shrubs, some of which will require removal to allow for the development. A good proportion of category A and B trees are proposed to be retained, including most of the trees outside the existing fence boundary, and enhanced landscaping is proposed in part to compensate for the loss. In order to ensure a net gain in biodiversity, the landscaping scheme and Ecological Management Plan will need to be secured by conditions.

5.24 A comprehensive landscaping scheme, including buffers between the development and the canalside, and around the boundary with adjacent dwelling to the south and street to the east, will be required. The Council's Landscape Architect has requested some further amendments to the landscaping scheme and boundary treatments, to improve the species mix, and layout of the mitigating planting. These will therefore be secured by condition. With these amendments secured through conditions, it is considered that the proposal will be compliant with Saved Local Plan Policies D2A, D2 and D3.

Ecology

5.25 Objections have been raised by the Council's Countryside Officer (based on the 7 dwelling scheme) that the proposal fails to demonstrate a net gain in biodiversity and fails to demonstrate that the proposal would not have an adverse impact on protected species or habitats. The site is adjacent to a Wildlife Corridor and contains a number of trees and shrubs on site, which could be home to protected species, particularly as the site has been vacant for some time. In addition the site is in a Red Risk Zone for Great Crested Newts (GCN), and the Countryside Officer does not agree with the findings of the Preliminary Ecological Assessment (June 2017) that there is a low likelihood of GCN on site because the site is in a residential area. The applicant will either need to conduct a full set of protected species surveys for GCN or enter into the GCN District Licensing Scheme. At the time of writing the report the applicant has not entered into the District Licensing Scheme, so full protected species surveys will be required.

5.26 Species surveys for bats have been provided, and as with the Preliminary Ecological Appraisal, were both undertaken in the summer of 2017. Given the amount of time that has already lapsed since these surveys were conducted, resubmission of the documents following further survey work will be required if the development does not commence before September 2019. In addition, given the number of trees to be removed, the applicant should work under a Precautionary Method of Working when removing trees to ensure that there are no nesting birds or bat roosts present, and to ensure the safe removal if this is the case. Separate legislation covers the protection of protected species, and therefore no further conditions are required in this regard.

5.27 In addition to the further and updated species studies, a Landscape Ecological Management Plan to propose biodiversity enhancements and a lighting scheme and Landscaping Scheme will be secured by condition. This will ensure that enhancement measures, such as bird and bat boxes, are incorporated into the scheme and ensure that the scheme will provide habitat and biodiversity enhancements, including enhancing the Wildlife Corridor. With these schemes secured by conditions, it is considered that the proposal will be in accordance with Saved Local Plan Policies NE1 Nature Conservation Sites, NE2 Protected Species and NE3 Biodiversity Enhancement, in minimising the impact on the surrounding wildlife site, ensuring consideration has been given to protected species and ensuring biodiversity enhancements for the site.

Drainage and flood risk

5.28 Being a site area of less than 1 ha and in Flood Zone 1, the application does not require the submission of a Flood Risk Assessment. The proposal is accompanied by a Drainage Statement, which includes a Drainage Strategy that incorporates surface water attenuation through permeable paving and subbase storage. The surface area of impermeable paving will therefore not increase significantly above the current site and the proposal will not increase the likelihood of flood risk increasing on or off site, and the proposal therefore complies with Saved Local Plan Policy D1 (ii) Impact of Development Proposals on Locality, and NPPF paragraphs 163 and 164.

Sustainable construction

5.29 This proposal is for four dwellings which does not meet the threshold criteria requiring a proposal to be in accordance with Policy D4 of the Local Plan. Nevertheless, the application proposed photovoltaic panels to two of the dwellings with south-west facing roof slopes and is accompanied by a Sustainability & Energy Statement which states that the buildings have been designed and will be constructed to reduce energy demand and carbon dioxide emissions. It is therefore considered that the proposal broadly complies with the aims of Saved Local Plan Policy D4 Sustainable Construction.

Other Matters

5.30 A suggestion has been received that permitted development rights should be removed from Plot 3 to prevent future roof extensions. The imposition of this condition would be considered unnecessary and unreasonable in this case, and therefore, not pass the 6 tests for conditions. This is because permitted development rights that allow rear dormers to be constructed without planning permission do not allow any windows to be installed in the side elevation. Rear windows in dormers would have no more impact on privacy than the existing windows in the rear elevation, and any other type of roof extension, would require an application for full planning permission, which would be assessed on its own merits at the time.

6.0 CONCLUSIONS

6.1 It is considered that the proposal represents an appropriate amount, scale, layout and design of development for the site, which addresses the concerns raised in previous versions of the proposal and effectively addresses the requirement for an enhanced landscape layout, enhanced biodiversity and appropriate access and parking. The proposal complies with national and local policy and conditions will be secured to address any outstanding issues. It is therefore considered that the proposal is acceptable.

7.0 CONDITIONS

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 91 of the Town and Country Planning Act 1990.

2. No development shall take place above slab level until a schedule of the external materials to be used in the construction of the development have been submitted and approved in writing by the local planning authority. The development shall thereafter be carried out in full accordance with the approved details prior to the first occupation of the development.

Reason: To ensure that the development does not detract from the character and appearance of the area in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D2 of the Milton Keynes Local Plan 2001-2011.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), the proposed first floor window in the southern elevation, serving a bathroom, in Plot 3; shall be obscurely glazed to a minimum level 3 within the Pilkington range of Textured Glass or equivalent and be non-opening below 1.7 metres from finished floor level. The window shall thereafter be maintained in this condition at all times and shall not be altered to clear glazing or opening without the specific grant of planning permission from the Local Planning Authority.

Reason: To preserve the amenity and privacy of the adjoining residential occupiers in accordance with Saved Policy D1 (iii) of the Milton Keynes Local Plan 2001-2011.

4. No construction works (including demolition works, delivery of materials collection of waste products and materials, and construction) shall be carried out outside the hours of 08:00 to 18:00 Monday to Friday, 08:00 to 13:00 Saturday and at no time on Sundays and Public Holidays.

Reason: to protect the amenity of local residents in accordance with Saved Policy D1 of the Milton Keynes Local Plan 2001-2011

5. Prior to the initial occupation of the development the means of access shall be altered in accordance with the approved drawings and constructed in accordance with details to be submitted and approved in writing by the local planning authority.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of access and in accordance with Saved Policy D1 and T10 of the Milton Keynes Local Plan 2001-2011

6. Prior to the occupation of the development hereby permitted the car parking area shown on the approved drawings shall be constructed, surfaced and permanently marked out. The car parking area so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose thereafter.

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway and in accordance with Saved Policy T15 of the Milton Keynes Local Plan 2001-2011

7. Prior to the first occupation of the development hereby permitted details of bicycle parking shall be submitted to and approved in writing by the Local Planning Authority and the scheme approved shall be provided and be retained thereafter.

Reason: To ensure that adequate parking facilities are provided to serve the development with Saved Policy T15 of the Milton Keynes Local Plan 2001-2011.

8. No development shall take place beyond ground preparation works until details of the protective fencing to be erected to safeguard the waterway infrastructure during

construction of the development shall be submitted to and agreed in writing by the Local Planning Authority and thereafter implemented in accordance with the agreed details unless otherwise agreed in writing.

Reason: To comply with paragraph 109 of the National Planning Policy Framework as the ecological environment in this location is sensitive and should be protected from disturbance, dust, run off, waste etc. entering the canal and in accordance with Saved Policy D1 and D3 of the Milton Keynes Local Plan 2001-2011

9. All existing trees, woodlands and hedgerows to be retained as shown on the approved plans shall be fully protected in accordance with the latest British Standards (currently BS 5837:2012 'Trees in relation to design, demolition and construction-Recommendations') by the time construction begins. All protective measures must be in place prior to the commencement of any building operations (including any structural alterations, construction, rebuilding, demolition and site clearance, removal of any trees or hedgerows, engineering operations, groundworks, vehicle movements or any other operations normally undertaken by a person carrying on a business as a builder). The Root Protection Area (RPA) within the protective fencing must be kept free of all construction, construction plant, machinery, personnel, digging and scraping, service runs, water-logging, changes in level, building materials and all other operations. All protective measures shall be maintained in place and in good order until all work is complete and all equipment, machinery and surplus materials have been removed from the site.

Signs informing of the purpose of the fencing and warning of the penalties against destruction or damage to the trees and their root zones shall be installed at minimum intervals of 10 metres and a minimum of two signs per separate stretch of fencing.

Reason: To protect significant trees and hedgerows, safeguarding the character of the area and preserving habitat and to minimise the effect of development on the area in accordance with Policies CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D2A of the Milton Keynes Local Plan 2001-2011.

10. No development shall take place beyond ground preparation works until details of the proposed finished floor levels of all buildings and the finished ground levels of the site, in relation to existing site levels of surrounding property, has been submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved levels.

Reason: To ensure that construction is carried out at suitable levels having regard to drainage, access, the appearance of the development and the amenities of neighbouring properties in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1.

11. Notwithstanding the approved drawings, no development shall take place above slab level until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details

shall include existing trees and/or hedgerows to be retained and/or removed accurately shown with root protection areas; existing and proposed finished levels or contours; means of enclosure; visibility splays; areas of hard surfacing materials; proximity between street lights and tree planting; pedestrian access and circulation areas; civic space / public park furniture, play equipment, bins etc.; proposed and existing functional services above and below ground such as cables, pipelines, substations. Soft landscape works shall include planting plans at a minimum scale of 1:200 with schedules of plants noting species, plant supply sizes and proposed densities; written specifications (including cultivation and other operations associated with tree, plant and grass establishment; and the implementation programme.

Development shall be carried out in accordance with the approved details. If within a period of two years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity.

All hard and soft landscape works shall be carried out prior to the occupation of the building(s) or the completion of the development whichever is the sooner or in accordance with a programme agreed in writing with the Local Planning Authority.

Reason: To protect significant trees and hedgerows, safeguarding the character of the area and preserving habitat and to minimise the effect of development on the area in accordance with Policies CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

12. Notwithstanding the approved details, no development shall take place above slab level until details of the proposed boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The details shall include a boundary treatment plan (at a minimum scale of 1:500) detailing the position of all proposed boundary treatment and annotated or accompanied by a schedule specifying the type, height, composition, appearance and installation method of boundary treatment throughout the site. The development shall be carried out in accordance with the approved details prior to the occupation of any part of the development and shall thereafter be retained in that form.

Reason: To provide adequate privacy, to protect the external character and appearance of the area and to minimise the effect of development on the area in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013.

13. No building or use hereby permitted shall be occupied or the use commenced until a lighting plan has been submitted to and approved in writing by the Local Planning Authority. If any lighting is required within the vicinity of existing or newly created bat features, it shall be low level, with baffles to direct the light away from the features, thus preventing severance of bat commuting and foraging routes. The development shall thereafter be carried out in accordance with the approved details prior to the first occupation of the development or the commencement of the use and shall be subsequently retained in that form thereafter.

Reason: To ensure the Protected Species is adequately protected and in accordance with Saved Policy NE2 of the Milton Keynes Local Plan 2001-2011 and Policy CS19 of the Milton Keynes Core Strategy 2013.

14. Great Crested Newt Surveys

- a) Prior to the commencement of any part of the development a habitat suitability assessment for Great Crested Newts which surveys all water bodies within 500 metres of the site shall be submitted to and approved in writing by the Local Planning Authority.
- b) If any water bodies within 500m are shown to provide suitable breeding habitat, prior to the commencement of the development a species specific survey for Great Crested Newts shall be submitted to and approved in writing by the Local Planning Authority.
- c) If any evidence of Great Crested Newts are found on or in the vicinity of the site, prior to the commencement of the development a species specific scheme for mitigation and enhancement shall be submitted to and approved in writing by the Local Planning Authority. The applicant shall also provide evidence that they have applied to Natural England for a Great Crested Newt Licence.

Reason: To ensure the Protected Species is adequately protected and in accordance with Saved Policy NE2 of the Milton Keynes Local Plan 2001-2011 and Policy CS19 of the Milton Keynes Core Strategy 2013.

15. No development shall take place above slab level until a Biodiversity Enhancement Scheme and Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details prior to the occupation of the development.

Reason: To maintain and enhance local biodiversity and ecology in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policy NE3 of the Milton Keynes Local Plan 2001-2011.

16. If the development commences later than September 2019 a revised and updated Preliminary Ecological Appraisal and Bat Survey shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any part of the development on site.

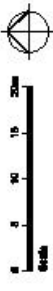
Reason: To maintain and enhance local biodiversity and ecology in accordance with Saved Policy NE3 of the Milton Keynes Local Plan 2001-2011 and Policy CS19 of the Milton Keynes Core Strategy 2013.

17. Prior to the occupation of any part of the development hereby permitted the photovoltaic panels shown on the approved drawings shall be installed on site. The panels shall be maintained on site thereafter.

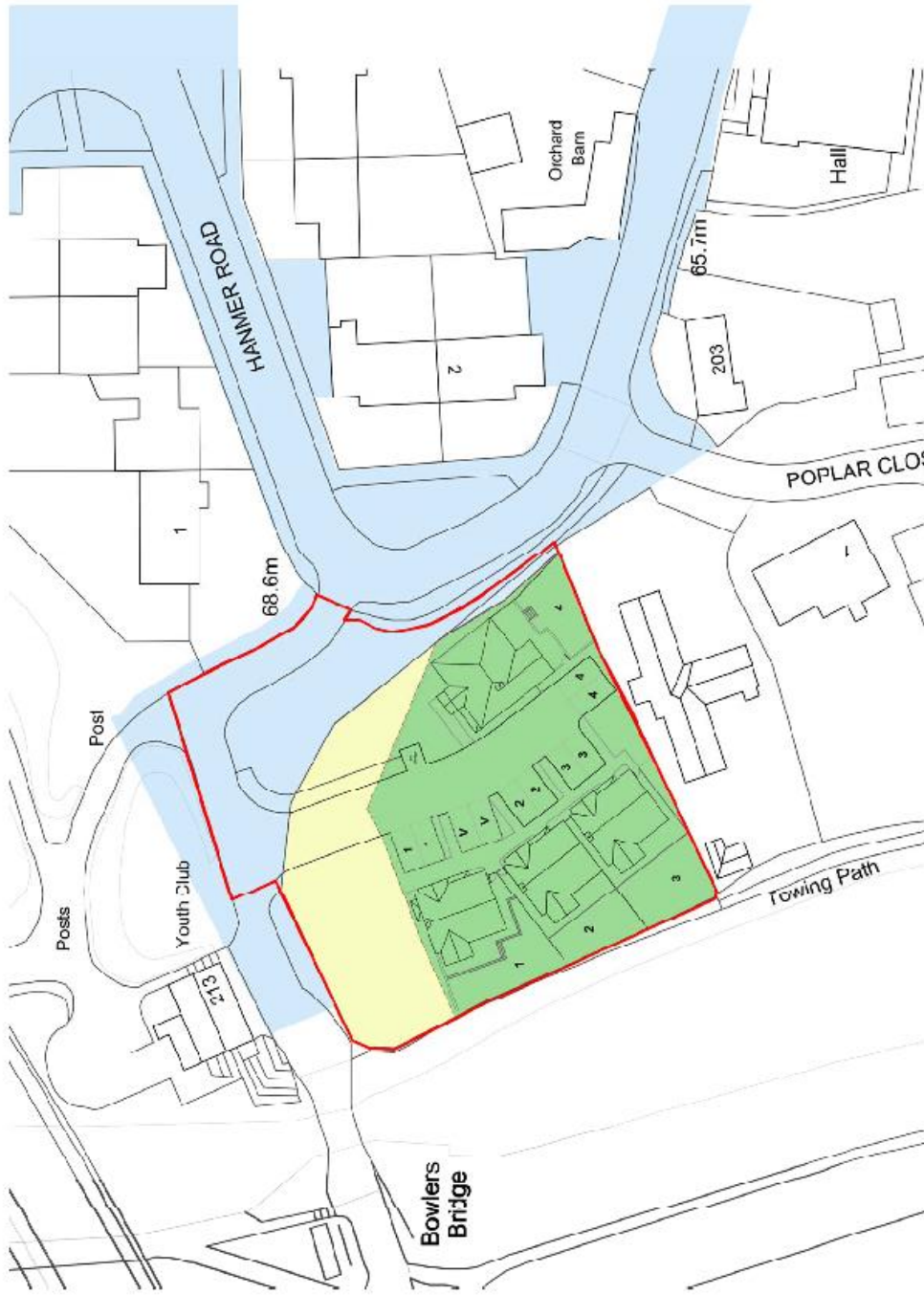
Reason: In the interests of sustainable construction and the aims of Saved Policy D4 of the Milton Keynes Local Plan 2001-2011.

NOTES:

NOTE: INFORMATION TO BE OBTAINED FROM THE LOCAL AUTHORITY, LOCAL PLANNING OFFICER, LOCAL HIGHWAYS OFFICER AND LOCAL ENVIRONMENTAL OFFICERS ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE. COPYRIGHT RESERVED.



- KEY**
- Adopted highways
 - Milton Keynes Council owned land to remain in MKCC ownership
 - Land to be developed (Subject to planning)



A | MK | DATE: 10/04/18 | LAYOUT: DETAILS

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1 Oakley Court, High Street, Chesham, Bucks HP80 1JH
01294 341778 01294 371142 01294 371143

PROJECT
211 Simpson
Milton Keynes

DRAWING TITLE
Ownership of Land

SCALE: 1:500 (A3) **DATE:** April 2018 **REV:** M5

DESIGN: SURVEY CONSTRUCTION RECORD

DRAWING NO.: 10207A (D) 107 **REVISION:** A

NOTES:

NOTE: ALL DIMENSIONS TO BE SCALED FOR CONSTRUCTION. DIMENSIONS NOT INTENDED FOR PLANNING PURPOSES ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE. COPYRIGHT RESERVED.



-  Application boundary line
-  Boundary between land to be developed and existing green space.

-  Existing Trees
-  Proposed Trees
-  Low level boundary hedging



A 1:18 24.08.18 LAYOUT REVISED
REV: BY: DATE: DETAILS:



www.collesearchitects.co.uk
1 Cobbe Court, High Street, Olney, Buckinghamshire MK46 6DN
01294 241758 100234 711469 a.spoach@collesearchitects.co.uk

PROJECT: 211 Simpson
Milton Keynes

DRAWING TITLE: Proposed Site Plan

SCALE: 1:500 DATE: April 2018 BY: MB

ISSUE STATUS: DESIGN B of Q CONSTRUCTION RECORD
CHECKED BY: DATE:

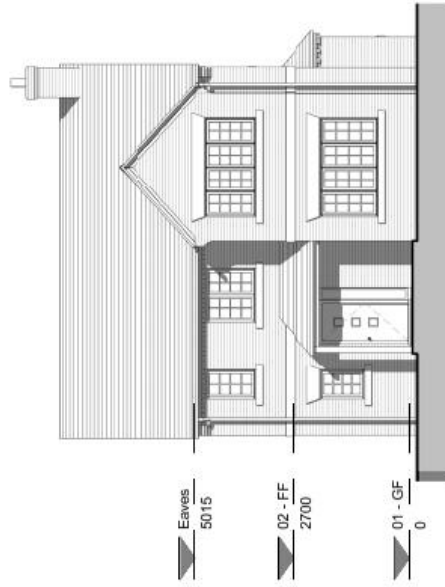
DRAWING NO: 16207A (D)100 REVISION: A

NOTES:

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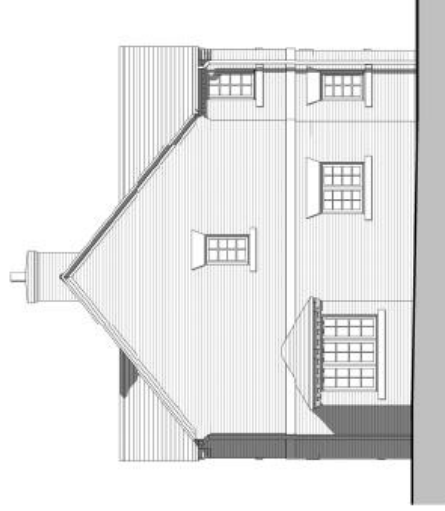


Scale bar 1:100



Front Elevation

1 : 100



Side Elevation

1 : 100



1 Cobden Court, High Street, Olney, Buckinghamshire MK46 5QN
 01294 441756 | 01294 711459 | e: proactives@doeearchitects.co.uk

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PROJECT: **211 Simpson**

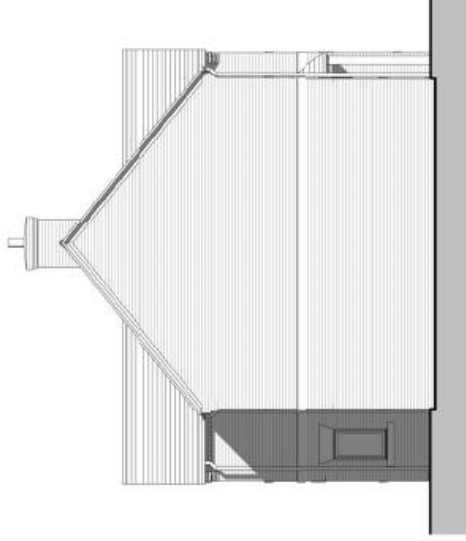
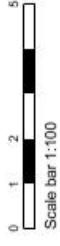
CLIENT: **MK Simpson**

DRAWING TITLE: **House Type D+ (Plot 1) - Elevations 01**
 SCALE: 1 : 100 DATE: AUG 2018 BY: MB
 DRAWING NO: **16207A (D) 4101**

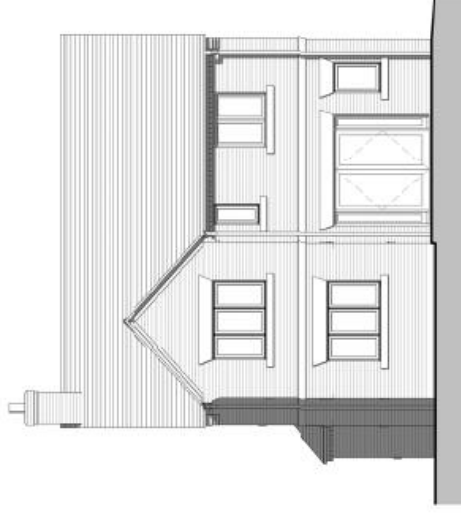
REV: _____

NOTES:

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Side Elevation
1 : 100



Rear Elevation
1 : 100



architects

1 Cobbs Court, High Street, Olney, Buckinghamshire MK46 5DN
01294 241738 | 01294 711489 | enquiries@colsonarchitects.co.uk

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PROJECT: **211 Simpson**
CLIENT: **MK Simpson**

DRAWING TITLE: **House Type D+ (Plot 2-3) - Elevations 02**
SCALE: 1 : 100 DATE: AUG 2018 BY: MB
DRAWING NO.: **16207A (D) 4102**

REV: | BY: | DATE: | DETAILS:

Appendix to 18/01244/FUL

A1.0 RELEVANT PLANNING HISTORY

MK/661/74
USE AS DAY NURSERY FOR UP TO 29 CHILDREN
20.02.1975

MK/728/83
CONVERSION OF GARAGE INTO PLAYROOM
05.09.1983

96/01213/MK
SINGLE STOREY EXTENSION AND COVERED PLAY AREA
NOOBJ 14.01.1997

17/02139/FUL
Demolition of a former day nursery and development of 9 no. dwellings on the site at 211 Simpson, with associated highway and landscape features.
REF 16.02.2018

A2.0 ADDITIONAL MATTERS

None.

A3.0 CONSULTATIONS AND REPRESENTATIONS

Comments on both versions of the scheme (7 dwelling and 4 dwellings) are included here, so that the original comment is recorded if subsequent comments on the 4 dwelling scheme were not received. The version that the comment relates to is noted below.

A3.1 Ward Campbell Park And Old Woughton – Councillor Brackenbury
No comments received.

A3.2 Ward Campbell Park And Old Woughton - Councillor Bains
No comment to make.

A3.3 Ward Campbell Park And Old Woughton - Councillor McDonald
7 dwelling scheme
“I would request this goes to DCC/DCP on the basis of overdevelopment and DCC/DCP have no authority to make any decision on the amenity land.”

4 dwelling scheme
“I would like it to go to panel as residents tell me some of the amenity land is still being used up.”

A3.4 Simpson and Ashland Parish Council
7 dwelling scheme

The Parish Council have no objection to the development as outlined and noted the concerns of the management of clear awareness signs due to no dedicated pathways for use of cyclist and pedestrians. The Parish Council would be investigating the possibility of discussing the access arrangements with relevant MKC highways officers and will ask about arrangements in terms of contractor staff parking and also large delivery access to the site during building phase.

4 dwelling scheme

We have no further objections to the scaled-down development at 211 Simpson, however we would like to know whether Highways have looked at the access arrangements in the current plans and can assure us that the access is appropriate for the development. Our concerns relate particularly to the width of the planned site access and the use of Bowlers Bridge by pedestrians (especially school children and parents/carers) and cyclists. This reiterates our concern expressed in response to previous planning applications for this site.

A3.5 Old Woughton Parish Council

7 dwelling scheme

“ Our objection is based on the following criteria:

- Over development (overbearing and excessive density)
- Highways (lack of separation of pedestrian and road users)
- Loss of public open space
- Poor design

Old Woughton Parish Council objects on the grounds that it borders the OWPC boundary and will have a negative impact.”

4 dwelling scheme

“Old Woughton Parish Council objects on the grounds that it borders the OWPC boundary and will have a negative impact as follows:

Over development:

The proposal is for 4, two storey dwellings that will replace 1 modest bungalow. The applicant is stating the proposals are inspired by the local vernacular. However, using this approach it could be argued that the local density is a key aspect of this. If using the neighbouring density as a starting point it would seem more appropriate to development 2-3 dwellings at a maximum. The increased number of bedrooms collectively across the site (4 dwellings) will significantly increase the number of cars and car parking that can be expected on the site. The scale and density of the development and increased car movements will damage the quality of the amenity land and pedestrian access to the canal bridge.

Highways and pedestrian routes:

The proposed density of traffic movement at the junction with the top bend of Hanmer Road will be in direct conflict with the main pedestrian access to the local shops and primary school from both Old Woughton Parish and Simpson Village. There is no separation of pedestrian and vehicular movement along the access to the proposed site which poses a road safety issue. The design and access statement neglects to address the pedestrian footpaths and redways that exist adjacent the site. The proposal will see these key pedestrian routes change into an adopted road that produces a significant road junction at the top of Hanmer road.

The result will be many more vehicular movements which, is symptomatic of overdevelopment of a small site in a largely pedestrian area. We are aware of a number of residents and children from Old Woughton Parish who walk to Simpson School, and others who walk to the local shops via this route, over the canal bridge. The route takes them past the site and potentially into the path of significantly increased vehicular movements. The number of proposed dwellings and associated cars is not appropriate for this site and causes an increased risk to pedestrians

Poor design:

The layout of the site is hampered by the applicant's brief to generate 4 dwellings on a site suitable for 2 or 3. We would ask the planning officer takes the above points into consideration and request that the application is refused on the grounds of overdevelopment, danger to pedestrians and poor design resulting from an unrealistic brief."

A3.6 MKC Urban Design

7 dwelling scheme

Plot 7 has a long side boundary to the street. The illustrations of how this boundary will look suggest, with the change in levels, a large area of close boarded fencing. Landscaping needs to be provided to screen and soften this boundary.

4 dwelling scheme

No further comments to make.

A3.7 MKC Landscape Architect

7 dwelling scheme

No objections, subject to amendments and conditions.

"Recommendations:

- I request a full arboricultural impact assessment to establish the full impact that the proposals will have on the existing trees. The tree survey needs to be overlaid on the site layout and include proposed boundary treatment, root protection areas, existing and proposed levels. The development will result in the significant loss of at least 29 trees / groups of trees including 1 category A and 13 category B trees. The application would benefit from the tree officer's specialist opinion and tree protection conditions.
- Proposed PV panels should be located outside of the shadow of existing trees to be retained. Avoid plots 4+5.
- The proposal should include public access improvements to enhance the enjoyment of the canal waterway; it should at least improve the proposals to ensure the informal but well-trodden pathway between the bridge and the canal footpath FP 079 is fully considered and existing access is not diminished.
- Amendments to the alignment of boundary treatment, planting and footpath connection will require amended plans which can be secured through conditions to agree landscape scheme and boundary treatment.
- I request detailed and accurate cross-sections that provide details of level changes and the impact on trees/hedgerows to be retained, including the worst case level change requiring the greatest cut from the dwellings through the RPAs, boundary treatment to the canal towing path and canal-side.

- The planting on highway land can be secured through a section 278 agreement (or S278) of the Highways Act 1980 that allows developers to enter into a legal agreement with the council to make alterations or improvements to a public highway, as part of a planning application.
- A 'Preliminary Ecological Appraisal' and Bat Survey have been submitted which should be reviewed by the countryside officer."

4 dwelling scheme

No objection.

"Recommendations:

- It is essential that tree protection for retained trees is secured through conditions.
- The tree report identifies that the large Ash tree, T39, in the canal side hedge which is to be retained will require arboricultural works to thin coppice boles to minimise risk of structural instability. This tree work should be secured by condition in the interests of amenity; which will also reduce the risk of its removal due to potential overshadowing.
- Public access improvements to enhance the enjoyment of the canal waterway should be secured through planning obligations, if POs are applicable to this application.
- Amendment (prior to determination or secured through a condition) to the boundary treatment plan to minimise the impact on the character, appearance and biodiversity of the waterway corridor (refer to detailed comments)
- The planting on highway land can be secured through a section 278 agreement (or S278) of the Highways Act 1980 that allows developers to enter into a legal agreement with the council to make alterations or improvements to a public highway, as part of a planning application.
- Under policy D3 (canal-side development) development alongside canals should help meet the protection and enhancement of wildlife habitats; a landscape and biodiversity enhancement scheme should provide compensatory wildlife habitat improvements to provide net gain for biodiversity.
- Amendment (prior to determination or secured through a landscape condition) to the position and species of compensatory tree planting as follows:
 - Move 2xPS from garden of plot 4 to open space north of plot 1
 - Substitute 5xJR with 5xACS as too close to dwelling of plot 4 for Walnut trees
 - Substitute amenity cultivar BUJ for native species
 - Substitute amenity cultivar trees along canal-side edge with a mix of native species
 - Substitute the 2xAP for 2xJR
 - A landscape compliance condition requiring implementation prior to first occupation and replacement planting if it fails to thrive within 2 years of implementation.

The levels show a 2m change in level north-south and another 2m change in levels east-west; this is significant on a development site where trees / hedgerows are proposed to be retained and the layout of housing is tight with little in the way of

open space to absorb level changes. In addition retaining walls are proposed through root protection zones. A standard levels condition will be required to agreed acceptable levels.

An informative should be included on the decision notice: Tree planting and hedge planting are proposed on adopted highway land within the red line. The planting will need additional approval through a section 278 agreement (or S278) of the Highways Act 1980 that allows developers to enter into a legal agreement with the council to make alterations or improvements to a public highway, as part of a planning application.”

A3.8 MKC Highways

7 dwelling scheme

Scheme complies with the Council’s Parking Standards. Conditions required to secure the vehicle parking, a scheme for the cycle parking and the improvements to the highway prior to the occupation of the development. Suggests informative to remind the applicant that the works to the highway will require a S278 agreement.

4 dwelling scheme

Revised plans are acceptable. Previously recommended conditions to be applied.

A3.9 MKC Environmental Health

7 dwelling scheme

Requests conditions for investigations and remediation works for any contaminated land “as the proposed use is particularly vulnerable to the presence of contamination.”

4 dwelling scheme

Recommends a condition for working hours, given the proximity of the neighbouring dwellings.

A3.10 MKC Countryside Officer

6 dwelling scheme

- “• The proposed development is located within or in close proximity to multiple designated sites covered by local and national policies.
- The site contains and is in close proximity to features that have the potential to provide wildlife habitats for protected species.
- The proposal fails to demonstrate that it would not have an adverse effect on protected species or habitats on or in close proximity to the site.
- Records of European Protected Species, BAP species and notable species exist within commuting distance of the proposed development site.
- The proposal fails to demonstrate a net gain in biodiversity.

The following shall be submitted for approval prior to determination of the application:

- Updated ecology reports shall be submitted for approval.

GCN Informative:

- HSI assessments are required for applications under the traditional Natural England EPS licensing scheme and are also required for applications under the MKC District Licence for any application site in a red risk zone.
- Phase II species surveys for GCN will not be required if the developer chooses to make an application under the MKC District Licence.
- Phase II species surveys may be required for GCN if the developer chooses not to make an application under the District Licence. The need for this is dependent on the results of HSI surveys.

Recommended conditions: The following shall be submitted for approval prior to commencement of the development:

- A mitigation proposal and biodiversity enhancement scheme including ongoing management prescriptions.
- A lighting scheme.
- The Preliminary Ecological Appraisal shall be updated and submitted to the LPA for approval if development has not commenced prior to June 2019.
- The Bat Survey shall be updated and submitted to the LPA for approval if development has not commenced prior to September 2019.”

4 dwelling scheme

No further comments received

A3.11 Canal & River Trust

7 dwelling scheme

“This is a significant improvement to the previous applications on site. The reduction of height from 3 to 2 stories and a move away from terrace to semi-detached property reduces the impact on the canal corridor. The site is adjacent to the Grand Union Canal towpath and is currently screened by the existing towpath hedge and trees within the site. The proposal includes the retention of the hedge (albeit with a reduction in height to allow fencing to be erected) but also the loss of some of the trees within the site. The additional retention of the T40 sycamore tree will contribute to the buffer zone between the canal and the development. It is suggested that additional tree planting along the canal boundary near Bowlers bridge could offset the loss of trees in the vicinity. The new soft landscaping plan shows the introduction of a native mix hedgerow along the boundary with the towpath and this is welcomed. The introduction of Acer Campestre and Ilex will provide screening and a suitable barrier when viewed from the towpath. The application mentions the reduction in height of the towpath hedgerow to 1.8m. The Trust has no objection to this subject to best practice and the avoidance of the bird nesting season. Rather than the implied boundary wall at the rear of the towpath, we would prefer an improved hedgerow and post and rail fence along the boundary to improve passive surveillance of the towpath and reduce the likelihood of anti-social behaviour occurring. Although the Bat report, dated September 2017, mentioned that bat activity on site was low, any increased lighting levels in this area from the removal of several trees may disrupt bat foraging and/or commuting routes.” Suggests conditions for protection of the waterway infrastructure during

construction, lighting scheme and schemes for landscaping and boundary treatments.

4 dwelling scheme

“This is a significant improvement to the previous applications on site and the reduction in the number of units reduces the impact on the canal corridor.”

Continues to suggest conditions for protection of the waterway infrastructure during construction, lighting scheme and schemes for landscaping and boundary treatments.

A3.12 Third Party Representations

Public representations have been received from 7 addresses in the vicinity of the application site.

Comments received on 7 dwelling scheme:

- Proposal is out of keeping with the area
- Loss of public amenity land
- Concern regarding vehicle access arrangements and conflict between vehicles and pedestrians
- Considers that parking pressures will increase as a result of the proposal
- Over development of the site
- Concern regarding existing infrastructure ability to cope with increased development (drainage and sewerage systems)
- Concern about increase in flood risk
- Concern about loss of trees
- Requests improved boundary treatments
- Requests that properties have permitted development rights removal
- Concern over the placement of the bin store
- Considers development should incorporate solar panels and electric vehicle charging points
- Considers bat boxes and bird boxes should be installed
- Considers that full consideration needs to be given to construction arrangements

Additional comments received on 4 dwelling scheme:

- Considers that the dwelling at Plot 3 will cause overlooking, loss of privacy and loss of light
- Considers that the southern boundary treatment should be enhanced with a wall
- Consider permitted development rights should be removed to prevent any roof extension to the dwelling at plot 3
- Concerned regarding over development of the site
- Concern that there is not enough parking on site
- Concern regarding conflict between pedestrians and vehicles on the access
- Suggestion that details of who has the right of way at junctions along the access road with the pedestrian sections should be resolved

- Considers development should incorporate solar panels and electric vehicle charging points
- Concern that the “public amenity land” is still included with the site boundary
- Considers that the footway should extend to Hanmer Road
- Considers the access road should be kerbed
- The layout of the access road should be amended to discourage parking between the access road and the canal