

**Application Number: 16/01377/FUL  
Minor**

**Demolition of existing house and construction of 5 residential dwellings and all ancillary works (resubmission 16/00524/FUL)**

**AT Rectory Farm, Woburn Sands Road, Bow Brickhill**

**FOR G & D Smith**

**Target:** Extension of time until 26<sup>th</sup> September 2016

**Ward:** Danesborough And Walton

**Parish:** Bow Brickhill Parish Council

**Report Author/Case Officer:** Paul Keen

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## **1.0 INTRODUCTION**

*(A brief explanation of what the application is about)*

The main section of the report set out below draws together the core issues in relation to the application including policy and other key material considerations. This is supplemented by an appendix which brings together planning history, additional matters and summaries of consultee responses and public representations. Full details of the application, including plans, supplementary documents, consultee responses and public representations are available on the Council's Public Access system [www.milton-keynes.gov.uk/publicaccess](http://www.milton-keynes.gov.uk/publicaccess). All matters have been taken into account in writing this report and recommendation.

1.1 The application is referred to the Development Control Panel for determination due to objections raised by Bow Brickhill Parish Council and the number of neighbour objections received.

### **1.2 The Site**

The application site consists of a detached dwelling and a detached outbuilding, and is located on the north western side of Woburn Sands Road. The house (previously a farm house) is located within the settlement envelope although other parts of the site are located within open countryside as set out in the saved Milton Keynes Local Plan 2001-2011 Proposals Maps.

1.3 The planning history suggests that the lawful use of the site is a haulage yard. The officer's site visit also suggests this, with the site used for the storage of

gravel, sand and timber, as well as construction vehicles and lorries. In this regard, the site is considered to be previously developed land (a brownfield site), as defined in Annex 2 of the National Planning Policy Framework.

- 1.4 A number of trees and shrubs are located along or near to the site boundaries.

The site has an existing vehicular access onto Woburn Sands Road.

To the north of the site there are agricultural barns, to the north west there is an open paddock, and to the south and east is residential development.

## 1.5 The Proposal

Planning permission is sought for the demolition of the existing house and outbuilding, and construction of 5 detached residential dwellings and all ancillary works, including access and parking, and landscaping.

Visitor parking bays and bin collection areas are proposed.

- 1.6 The application is supported by a Design and Access Statement, Ecology Statement and Tree Survey Report.

## 1.7 Amended plans

The plans have been amended to provide access for refuse / emergency vehicles.

The plans initially showed a proposed granite rumble surface to the existing access (not within the red line site boundary). This has been omitted from the plans. The site connects to the adopted public highway.

## 2.0 RELEVANT POLICIES

*(The most important policy considerations relating to this application)*

### 2.1 National Policy

National Planning Policy Framework 2012 Paragraphs:

6, 7, 8, and 14 – Sustainable Development  
17 – Core Planning Principles  
32, 37, and 39 – Transport  
49, 56, 57, 60, 61,63, and 64 – Good Design  
Para 196-198 - Determining Applications

### 2.2 Local Policy

Core Strategy 2013

CSA - Presumption in Favour of Sustainable Development  
CS1 Milton Keynes Development Strategy

CS2 Housing Land Supply  
CS9 Strategy for the Rural Area  
CS10 Housing  
CS11 A Well Connected Milton Keynes  
CS12 Developing Successful Neighbourhoods  
CS13 Ensure High Quality, Well Designed Places  
CS18 Healthier and Safer Communities  
CS19 The Historic and Natural Environment

## 2.3 Saved policies in the Milton Keynes Local Plan 2001-2011

S8 Selected Villages  
S10 Open Countryside  
D1 Impact of Development Proposals on Locality  
D2 Design of Buildings  
D2A Urban Design Aspects of New Developments  
NE2 Protected Species  
NE3 Biodiversity and Geological Enhancement  
NE4 Conserving and Enhancing Landscape Character  
T10 Traffic  
T15 Parking Provision  
H7 Housing on Unidentified Sites  
H8 Housing Density

## 2.4 Supplementary Planning Documents

Parking Standards (2016)

New Residential Development Design Guide (April 2012)

## 3.0 **MAIN ISSUES**

*(The issues which have the greatest bearing on the decision)*

### 3.1 The issues to take into account in the determination of this application include:

- Principle of development
- Impact on character and appearance of area.
- Impact on neighbouring residents.
- Highway safety and parking standards.
- Drainage
- Ecology

## 4.0 **RECOMMENDATION**

*(The decision that officers recommend to the Committee)*

### 4.1 It is recommended that planning permission be granted subject to the conditions set out in section 6 of this report.

## 5.0 CONSIDERATIONS

*(An explanation of the main issues that have led to the officer Recommendation)*

### 5.1 Principle of development

*5 year housing land supply*

5.2 With the exception of the access and existing dwelling and its curtilage, the rest of the site is located within open countryside, as defined in the Milton Keynes Local Plan 2001 – 2011 Proposals Map.

5.3 Saved Policy S10 of the Milton Keynes Local Plan 2001 – 2011 and saved Policy CS9 of the Core Strategy confirm that in open countryside planning permission will only be given for development that is essential for agriculture, forestry, countryside recreation or other development appropriate to a rural locality which cannot be located in a settlement.

5.4 As a residential development of market properties the site does not fall within the categories of acceptable development in the open countryside or constitute 'exception housing', as outlined in the saved Milton Keynes Local Plan 2001 – 2011 and the Core Strategy. Local policy therefore indicates that in general terms, the principle of residential development would normally be considered unacceptable in this case.

5.5 Saved Policy S8 defines Bow Brickhill as a Selected Village, where small scale housing development is proposed on new sites. The application site is not one of those sites.

5.6 However, paragraph 49 of the National Planning Policy Framework (NPPF) considers policies for the supply of housing to be out of date where the Council cannot demonstrate a five-year supply of deliverable housing sites. In such circumstances, the Council must rely on the provisions of Paragraph 14 of the NPPF which outlines a presumption in favour of sustainable development.

5.7

According to the Council's latest figures the shortfall is 479 dwellings of the current 4.8 years supply. The Council cannot therefore demonstrate a five year supply at present. The proposed development would contribute towards meeting an identified shortfall. Appropriate weight would be given to this matter.

5.8

An assessment would then need to be made as to whether the proposal could be considered to be sustainable development in terms of the economic, social and environmental roles as set out in the NPPF.

### 5.9 *Sustainable development*

As mentioned, part of the site is located within the built up area boundary of Bow Brickhill, although other parts are designated as open countryside. However, as observed on site, it is directly adjacent to other residential built

development in the locality, and benefits from footway and bus links along Woburn Sands Road. As such, there would be a means of pedestrian access to the site and the village, as well as public transport to neighbouring settlements and beyond. The site is not necessarily isolated in this regard.

- 5.10 It is however also acknowledged that many of journeys from the development would be undertaken by private car.
- 5.11 Overall, given the location within or in close proximity to the settlement boundary of Bow Brickhill, footway and public transport and road networks, it is considered that the site is within a sustainable location and generally meets the requirements of sustainable development as outlined in the NPPF in this regard.
- 5.12 In terms of social issues, the development would provide additional dwellings to contribute to the currently identified housing need. This weighs in favour of the scheme. The Parish Council's comments regarding housing provision at The Blind Pond Farm Site, and the amount of housing this will provide to the local area, is noted. However, the Council's housing land shortfall should be considered District wide.
- 5.13 In terms of economic issues, the construction activities associated with the development would potentially generate employment opportunities for the local community, and have associated benefits for local services and suppliers in the short term (longer term in relation to maintenance of the buildings). In the longer term the development would also support the local economy in terms of the use of local shops, services and facilities, and potentially result in new investment in the village. This also weighs in favour of the scheme.
- 5.14 In relation to environmental issues, the site is brownfield and previously development land. Whilst some of the site has a designation of open countryside, it is considered that subject to appropriate design and layout, there could be an opportunity to increase biodiversity on the site, and provide a more positive contribution to the character of the area when compared to the existing commercial use. There are also individual trees/hedges within or near the site/on the boundaries which positively contribute to the rural character of the area. These can be protected through the imposition of planning conditions on any planning permission.
- 5.15 Overall, having weighed these matters, it is considered that the development meets the definition of sustainable development and would comply with the provisions of paragraph 14 of the NPPF if all other planning considerations can be satisfied.
- 5.16 In summary, some of the development proposals are located outside the built up area boundary of the settlement as defined in the saved Milton Keynes Local Plan 2001 – 2011 (Local Plan). The site is also brownfield land. Whilst the proposal would not accord with the strategic housing policies of the saved Milton Keynes Local Plan 2001 – 2011 and the Core Strategy, in the context

that Milton Keynes Council cannot demonstrate a 5 year housing supply, the proposal provides benefits which outweigh the harm caused to the open character of the area, and complies with the sustainable development principles outlined in the NPPF.

It is nevertheless necessary to have regard to all the provisions of the Local Plan and the NPPF and other material planning considerations before reaching a conclusion on the principle of development. The assessment of those issues is outlined below in more detail.

#### 5.17 Impact on character and appearance of area

##### *Design and Layout*

Saved Policies D2 and D2A of the Milton Keynes Local Plan 2001-2011 and Core Strategy Policy CS13 seek to ensure that all new buildings are high quality, well designed and relate well to the surrounding area and that proposals should reinforce townscape character. The objective of saved Policy D2 of the Milton Keynes Local Plan 2001 – 2011 is to ensure that all new buildings are well designed and relate well to the surrounding area. It states:

*“Development proposals for buildings will be refused unless they:*

- i) Are in scale with other buildings in the immediate vicinity in terms of their height and massing, except where a greater scale is necessary to reflect the development’s function and importance*
- ii) Relate well to and enhance the surrounding environment”*
- iv) Allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area*
- v) Include landscaping and boundary treatments that integrate with those of the surrounding area*

5.18 The local area is characterised by a variety of house types, designs and styles, in addition to agricultural buildings adjacent to the site. The majority of housing in the area consists of traditional pitched roofs facing red brick, however.

5.19 The design of the proposed houses would not be out of keeping with the varied character and appearance of the area, and also includes facing brickwork. Some small areas of weather boarding would not be harmful to the visual amenity of the area. The external materials can be agreed through the imposition of planning conditions on any planning permission.

5.20 Bow Brickhill Parish Council has raised concerns over the layout and overall density of the development. However, the case officer’s site visit revealed that a similar linear (from east to west) type layout can be found in Edwin Close. Indeed, the density appears higher in Edwin Close as the gaps between the proposed two storey houses are much smaller when compared

to what is proposed on this application (as can be seen on the submitted site location / layout plans). The proposed development includes single storey car ports between the houses which would lead to a visually more spacious appearance.

- 5.21 In this regard, it is considered that the proposed development would be in keeping with the character, appearance, and pattern of development in the area. The proposed development would comply with saved Policies D2 (i), (ii), (iv) and D2A of the Milton Keynes Local Plan 2001-2011 and the Core Strategy Policy CS13.

#### 5.22 *Landscape and tree protection*

The Landscape Architect has not raised an objection to the scheme, although has stressed the importance of a suitable detailed landscape scheme to be secured by condition if planning permission is granted. This includes adequate buffer planting along the boundary with the open paddock to the west of the site, where possible.

- 5.23 Similarly, the Arboricultural Officer has not raised objections to the scheme subject to the imposition of planning conditions on any planning permission relating to tree protection measures, construction details for areas of raised construction (levels), and new tree planting details.

Subject to the imposition of these planning conditions on any planning permission, it is considered that the proposed development complies with Policies D1(v) and D2(v) of the Milton Keynes Local Plan 2001-2011.

#### 5.24 Impact on neighbouring residents

Saved policy D1 (iii) of the Milton Keynes Local Plan 2001 – 2011 aims to ensure that new residential development does not lead to *'unacceptable visual intrusion or loss of privacy, sunlight and daylight'*. The New Residential Development Design Guide Supplementary Planning Document requires adequate standards of privacy for existing residents and satisfactory living environment for future occupiers of developments.

- 5.25 Concerns have been expressed by some local residents in relation to the potential impact on the amenity and privacy of existing residents within Edwin Close and at number 3 Woburn Sands Road.

- 5.26 In terms of number 3 Woburn Sands Road, the nearest part of the proposed development (plot 1) would be located some 15 metres from its boundary, and some 30 metres from the side elevation of that neighbouring property. This significantly exceeds the recommended 22 metre back to back distance, and 13.7 metres rear to flank distances outlined in the New residential Design Guide Supplementary Planning Document. Plot 1 would have only one first floor side bathroom window facing number 3 Woburn Sands Road. Given the distance from the boundary, it is considered that the development would not have an overbearing impact or lead to a harmful loss of privacy currently enjoyed by the occupants of this property.

5.27 Although the front elevations of the proposed dwelling would face towards the rear elevations of properties within Edwin Close, the window to window distances between the properties would be greater than those described in relation to 3 Woburn Sands Road (over 40 metres). This significantly exceeds the recommended 22 metre back to back distance, and 13.7 metres rear to flank distances outlined in the New residential Design Guide Supplementary Planning Document. Due to the distance between the existing development within Edwin Close, it is considered that there would not be an adverse impact on the privacy, amenity, or amount of daylight currently enjoyed by those neighbouring residents.

5.28 There are no other residential properties which directly adjoin the site. Overall the proposed development would comply with saved policy D1 (iii) of Milton Keynes Local Plan 2001 – 2011 and Section 7 of the National Planning Policy Framework 2012.

5.29 Highway safety and parking standards

Saved Policy D1 (vi) of the Milton Keynes Local Plan 2001-2011 states that planning permission will be refused for development that would be harmful and result in an inadequate access and vehicle movement within the site.

5.30 The proposed development would use an existing access via Woburn Sands Road. It is adequate for a development of this size. There were initial concerns raised by the Council's Highways Officer in relation to works which appear to be proposed outside the application site. However, given these works are not necessary to make the development acceptable, they have since been removed from the scheme.

5.31 The Highways Officer also requested that a large vehicle tracking drawing be provided to demonstrate that refuse could be collected from the site. This was provided and satisfactorily demonstrates this. The drawings also show a bin store area to the site frontage.

5.32 Saved Policy T15 of Milton Keynes Local Plan 2001-2011 state that the development proposals should meet the parking requirements. The Parking Standards 2016 Supplementary Planning Document provide more specific advice on the amount of parking required for development.

5.33 The site is in Zone 4 as outlined in the Parking Standards 2016 Supplementary Planning Document. Each property would have 4 bedrooms, and would therefore need to be provided with 3 allocated parking spaces (as well as 0.33 unallocated spaces).

5.34 Officers can confirm that each property would be provided with a car port and two parking spaces, in addition to 3 parking bays for visitors. This meets the maximum parking standards outlined above, and would be acceptable in those terms. The proposed level of off street parking would meet the needs of the development, and the proposal would not lead to highway or pedestrian

safety issues. The proposed development comply with saved Policies D1 (vi) and T15 of the Milton Keynes Local Plan 2001-2011, and the aims of the National Planning Policy Framework.

#### 5.35 Drainage

Some concerns have been raised by local residents over the potential for increase surface water runoff and flooding as a result of the development.

5.36 However, the Strategic Flood Management officer is satisfied that a surface water drainage solution can be provided on site which will ensure the proposed development does not increase flood risk either on site or off site. It is recommended that a condition for a surface water drainage strategy is included on any planning permission.

5.37 There is nothing before officers to come to a different view on this matter. It is also considered necessary to include a condition on any planning permission for finished ground levels details, both in relation to surface water drainage, as well from a visual amenity perspective.

5.38 Subject to the suggested conditions, it is considered that the proposed development would comply with saved Policy D1(ii) of the Milton Keynes Local Plan 2001-2011 and the aims and objectives of the National Planning Policy Framework 2012 in this regard.

#### 5.39 Ecology

The application has been accompanied by an Ecological Survey. The Ecology Survey Report found no evidence of badgers and no reptiles and amphibians were recorded. Also there was no evidence of bats found in any of the buildings, which were of low or negligible potential to support roosting bats. The report stated that the demolition of the buildings would not require a licence from Natural England. Further survey work is therefore not considered necessary in this case.

5.40 In accordance with saved Policy NE3 of the Milton Keynes Local Plan 2001-2011 and the National Planning Policy Framework the Ecology report suggests some biodiversity improvements in the form of built in bird boxes. It is recommended that full details of these features can be secured through the imposition of planning conditions on any planning permission. The Countryside Officer agrees with these recommendations, as does the case officer.

5.41 The development would accord with advice contained under paragraph 109 of the National Planning Policy Framework which seeks new development to provide biodiversity enhancements, and the saved Policies NE2 and NE3 of the Milton Keynes Local Plan 2001-2011.

## 5.42 Conclusion

Subject to the imposition of conditions on any planning permission, the proposed development would be not have a detrimental impact on the character and appearance of the street scene or surrounding area, the amenity of neighbouring residents, highway safety, and adequate off street parking would be provided. The proposal would not lead to a harmful impact on protected species or lead to an increased risk of surface water runoff within the locality.

## 6.0 **CONDITIONS**

*(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable)*

1. The development hereby permitted shall be begun 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 51 of the Planning and Compulsory Purchase Act 2004. (D11)

2. The external materials to be used in the development shall be in accordance with samples to be submitted to and approved in writing by the Local Planning Authority before any work is commenced.(M03)

Reason: To ensure that the development does not detract from the appearance of the locality, and to accord with saved Policy D2 (iv) of the Milton Keynes Local Plan 2001-2011.

3. All existing trees, woodlands and hedges to be retained are to be protected according to the provisions of BS 5837: 2012 'Trees in relation to design, demolition and construction - Recommendations' All protective measures especially the fencing and ground protection must be put in place first, prior to any other work commencing on site (this includes vegetation clearance, ground-works, vehicle movements, machinery / materials delivery etc.) The fencing shall be of the same specification as that depicted in the submitted RGS Pre-development Tree Survey Report by Robert Yates, the stabiliser struts and feet being fixed in position with 50mm x 50mm square, 600mm long wooden stakes.

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.

Once erected the local authority tree officer shall be notified so the fencing can be inspected and approved.

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, personnel, structures, tools, storage and materials, for the duration of the construction phase.

The developer shall submit details of the proposed layout and general arrangements of the site in relation to the trees to be retained. In particular details of storage areas including what substances will be stored and where, locations of car parking, welfare facilities, cement plant, fuel storage and where discharge, filling and mixing of substances will take place. The details should include site levels to enable risks posed to trees to be quantified. The RPA will be amended as the arboriculture officer feels appropriate after taking account of the details submitted.

No fire shall be lit such that it is closer than 20 metres to any tree or that flames would come within 5 metres of any part of any tree.

Earthworks, level changes, service runs, foundations and all other works involving excavation should not be located within the root protection areas.

Earthworks, level changes, service runs, foundations and all other works involving excavation should not be located within the root protection areas.

Reason: To ensure that all existing trees to be retained are not harmed or damaged during construction, and to accord with saved Policy D2 (v) of the Milton Keynes Local Plan 2001-2011.

4. Prior to commencement of works on site, construction details for areas of raised construction, nil-excavation hard surfacing adjacent to tree T8, which are specifically tailored to this site context and which grade smoothly into adjacent levels, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that all existing trees to be retained are not harmed or damaged during construction, and to accord with saved Policy D2 (v) of the Milton Keynes Local Plan 2001-2011.

5. Prior to first occupation of the development, full details of new tree planting and a hard and soft landscaping scheme, shall be submitted for approval and shall include full details of tree/plant sizes, species, planting locations, planting spacing's, pre-planting ground preparations, planting method and long term maintenance. Also where appropriate details of root deflection barriers and permanent protective measures against compaction, impact, de-icing salt etc. Particular attention should be paid to ensuring the trees are planted in a sufficient quantity of high quality growing medium, to ensure their quick establishment and the early provision of maximum benefit to the locality. Species choice should take account of local conditions and size / spread at maturity. The landscape and tree planting scheme shall be carried out in accordance with the approved details within the first planting season following completion of the development.

Reason: In the interests of the visual amenity of the locality and to mitigate against the visual impact of the development, and to accord with saved Policy D2 (v) of the Milton Keynes Local Plan 2001-2011.

6. Prior to the first occupation of the dwellings hereby approved, details of the proposed boundary treatment of the site (including the type and height of any walls or fences) shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall be carried out as approved prior to first occupation of any part of the development.

Reason: To protect the amenities of the locality and safeguard the privacy of neighbour, and to accord with saved Policy D1 (iii) of the Milton Keynes Local Plan 2001-2011.

7. Pursuant to the Town and Country Planning General Permitted Development Order 2015 or any Statutory Instrument revoking or re-enacting that Order, the provisions of (Article 3) part 1 of Schedule 2 to the said Order (relating to Class A, Class B, Class D, Class E and Class F) shall not apply to any dwelling to which this permission relates and no such development shall be carried out without the permission of the Local Planning Authority being first obtained.

Reason: In the interests of the visual amenity of the area, to ensure adequate off street parking is provided, and to ensure adequate living conditions are maintained for the future occupants of the development.

8. Prior to commencement of the development, the type and location of bird nesting bricks to be used in the development hereby approved, shall be submitted to and approved in writing by the Planning Authority. The development shall be carried out in accordance with the approved details.

Reasons: To provide a net gain for biodiversity within the development as required by paragraph 109 of the National Planning Policy Framework.

9. Prior to commencement of development, details of a surface water drainage system for the site shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed in accordance with the approved details prior to first occupation of the development.

Reason: To ensure satisfactory and sustainable surface water drainage to prevent the increased risk of flooding on or off site, and to accord with saved Policy D1 (ii) of the Milton Keynes Local Plan 2001-2011.

10. 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, shall be submitted to and approved by the Local Planning Authority before any work commences. The development shall be carried out in accordance with the approved levels details.

Reason: To ensure satisfactory and sustainable surface water drainage to prevent the increased risk of flooding on or off site, and to accord with saved Policy D1 (ii) and (iii) of the Milton Keynes Local Plan 2001-2011.

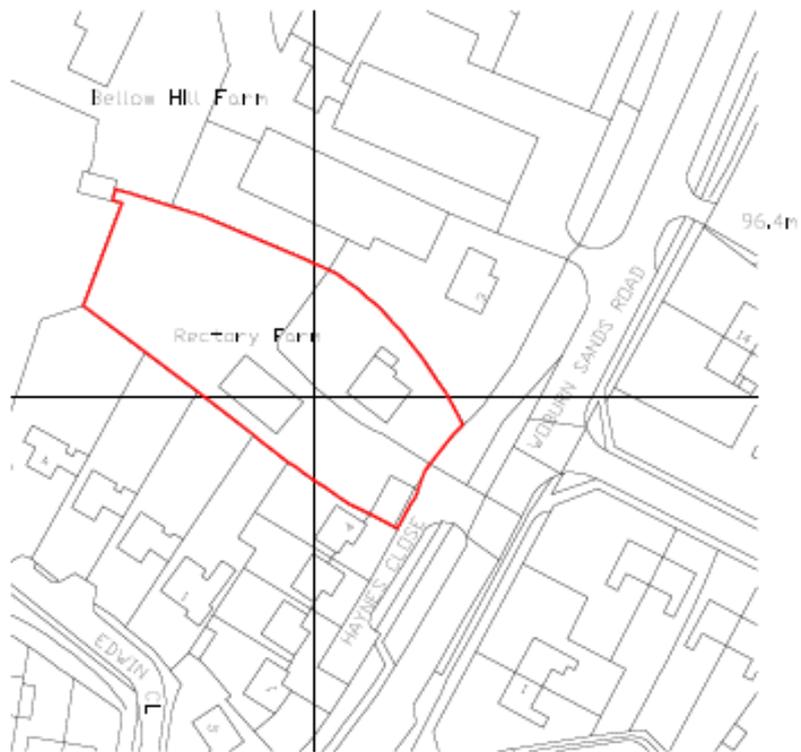
11. Prior to the occupation of the development hereby permitted the car parking area shown on the approved drawings shall be constructed, surfaced and permanently marked out. The car parking area so provided shall be maintained as a permanent ancillary to the development (including car ports) and shall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

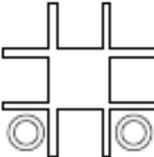
Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway. To comply with saved Policy T15 of the Milton Keynes Local Plan 2001 - 2001 and the aims of the National Planning Policy Framework.

12. A Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. This should detail how contractors will minimise impacts of noise, dust and vibration to residents, and to adhere to the following hours of working:-

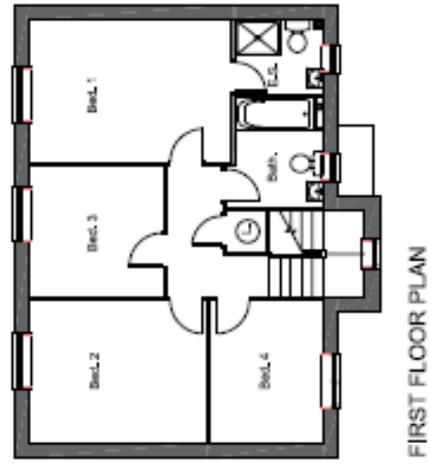
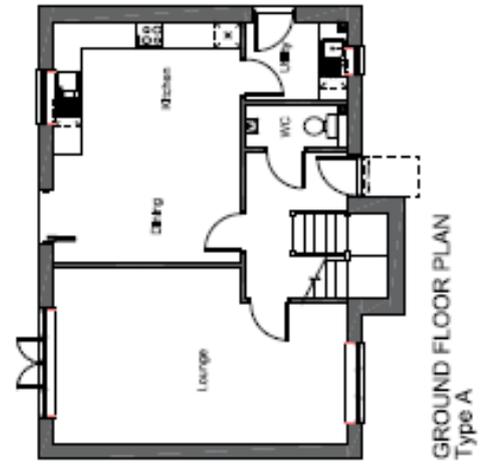
- a) Monday - Friday: 08:00 to 18:00 Hours
- b) Saturday - 08:00 to 13:00 Hours
- c) Sunday and Bank Holiday - No working at all"

Reason: To ensure satisfactory and sustainable surface water drainage to prevent the increased risk of flooding on or off site, and to accord with saved Policy D1 (iv) of the Milton Keynes Local Plan 2001-2011.



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|  <b>bhd</b><br>BOB HARRINGTON DESIGN LTD.<br>FIRST FLOOR, 12 CHURCH SQUARE<br>LEIGHTON BUZZARD, BEDS, LU7 1AE<br>Tel: 01525 854770 Email: info@bhd.uk.com<br>Website: www.bhd.uk.com | <b>PROJECT</b><br><b>RECTORY FARM,</b><br><b>WOBURN SANDS ROAD,</b><br><b>BOW BRICKHILL</b><br>— |  |
|   | <b>DRAWING TITLE</b><br><b>LOCATION PLAN</b><br>—<br>—   | <b>SCALE</b><br>1:1250<br><b>DRAWN DATE</b> <b>DRAWN</b> <b>CHECKED</b><br>21.08.15    BH    — |
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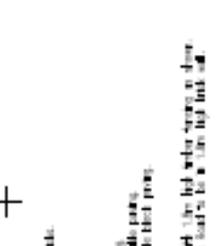
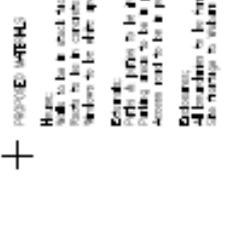
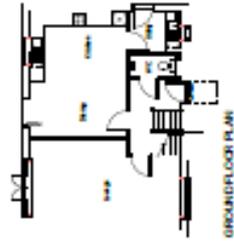
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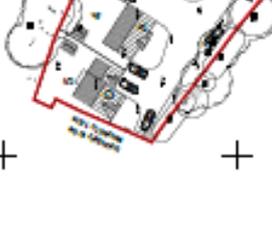






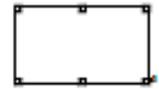
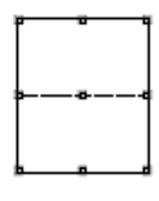
NOTES

- 1. All elevations to be covered with the best white material to give the appearance of white stone.
- 2. All elevations to be covered with the best white material to give the appearance of white stone.
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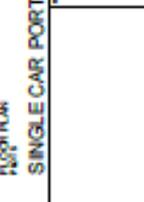
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| DATE        | 10/10/10 | SCALE        | 1:500          |
| DRAWN BY    | J. SMITH | CHECKED BY   | M. JONES       |
| PROJECT NO. | 10/10/10 | CLIENT       | ABC DEVELOPERS |
| LOCATION    | 10/10/10 | PROJECT NAME | 10/10/10       |

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|-------------|----------|--------------|----------------|
| PROJECT NO. | 10/10/10 | CLIENT       | ABC DEVELOPERS |
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| NO. | 1  | DATE | 10/10/10 | DESCRIPTION |  |
| NO. | 2  | DATE | 10/10/10 | DESCRIPTION |  |
| NO. | 3  | DATE | 10/10/10 | DESCRIPTION |  |
| NO. | 4  | DATE | 10/10/10 | DESCRIPTION |  |
| NO. | 5  | DATE | 10/10/10 | DESCRIPTION |  |
| NO. | 6  | DATE | 10/10/10 | DESCRIPTION |  |
| NO. | 7  | DATE | 10/10/10 | DESCRIPTION |  |
| NO. | 8  | DATE | 10/10/10 | DESCRIPTION |  |
| NO. | 9  | DATE | 10/10/10 | DESCRIPTION |  |
| NO. | 10 | DATE | 10/10/10 | DESCRIPTION |  |

## **Appendix to 16/01377/FUL**

### **A1.0 RELEVANT PLANNING HISTORY**

*(A brief outline of previous planning decisions affecting the site – this may not include every planning application relating to this site, only those that have a bearing on this particular case)*

#### **A1.1 07/01106/FUL**

Proposed regularisation of the change of use to allow the parking of three lorries.

Permission 05.10.2007

#### **16/00524/FUL**

Demolition of existing house and associated workshop. The erection of 5 residential dwellings and detached car ports, the formation of a new access road with unallocated parking bays, 1.8 metre high boundary fencing and soft landscaping

Withdrawn 26.04.2016

### **A2.0 ADDITIONAL MATTERS**

*(Matters which were also considered in producing the Recommendation)*

#### **A2.1 None**

### **A3.0 CONSULTATIONS AND REPRESENTATIONS**

*(Who has been consulted on the application and the responses received. The following are a brief description of the comments made. The full comments can be read via the Council's web site)*

#### **Comments**

#### **Officer Response**

##### **A3.1 Cranfield Airport**

No representation received at the time of writing this report. Any comments received will be discussed at the Panel meeting.

N/A

##### **A3.2 Parish Council - Bow Brickhill**

Discussed at the Parish Council meeting on the 09/06/2016. Bow Brickhill Parish Council made objections which (in summary) related to the following issues:

1. The proposed site is divided by the Settlement Boundary very clearly defined within the Milton Keynes Local Plan (2001-2011). Whilst the plot marked No1 is within the Settlement Boundary, plots 2, 3, 4 and 5 are outside the boundary and therefore on land listed as S10 Open Countryside. Contrary to Policy S10.

2. Bow Brickhill is identified as a "selected village" in the Settlement Hierarchy within the Core Strategy, and that no new allocations will be sought for new housing. Therefore further development outside of the Settlement Boundary and within the area defined as Open Countryside is currently unnecessary.

This issue is dealt with in paragraphs 5.1 to 5.16 of this report. It is considered that the proposal complies with the sustainable development principles outlined in the NPPF.

As outlined in the above paragraphs, the Council's 5 year land supply shortfall is considered to be District wide, irrespective of whether Bow Brickhill has met its own housing targets.

3. Councillors noted the close proximity of the proposed homes that if constructed would result in a cramped and very cluttered development.

4. Lack of detail within the application for site drainage and how the development proposes to incorporate the additional capacity into the already overloaded sewage system that runs along Station Road.

5. Reference to the Parish Council not being made aware of pre-application advice given.

As noted in paragraph 5.20, officers consider that the proposal would lead to a more spacious appearance when compared to other residential development in the locality (Edwin Close)

This can be controlled by way of condition is planning permission is granted, as supported by the Strategic Flood Management Officer. See section 6 (Condition 9).

Pre-application advice was given under reference 15/02145/PRESMA. The pre-application advice is contained within the Design and Access Statement and is therefore publically available within the submitted documentation.

A3.3 Ward - Danesborough And Walton - Cllr D Hopkins

No representation received at the time of writing this report. Any comments received will be discussed at the Panel meeting.

A3.4 Ward - Danesborough And Walton - Cllr Bramall

No representation received at the time of writing this report. Any comments received will be discussed at the Panel meeting.

A3.5 Ward - Danesborough And Walton - Cllr V Hopkins

No representation received at the time of writing this report. Any comments received will be discussed at the Panel meeting.

### A3.6 Highways Development Control

#### *Application site boundary*

The red line application boundary should include access to a public highway, as currently shown it stops short of this. The red line should therefore be amended.

This is dealt with in paragraph 5.30 of this report.

#### *Parking*

Under the council's adopted parking standards the parking requirement for each 4 bedroom unit is 3 allocated parking spaces and 0.33 unallocated parking spaces (zone 4 location). Therefore the unallocated parking requirement is a total of 2 spaces.

Noted.

I am generally not in favour of extensive use of car ports when there is a demand for garages in larger homes. There is a strong likelihood that once constructed the council will receive many subsequent planning applications for insertions of garage doors and other changes as I would expect a condition attached / permitted development rights removed.

Future planning applications, if submitted will be judge on their own merits. Permitted Development Rights are proposed to be removed – see section 6 (Condition 7).

It is also a generally poor layout of parking where cars are separated into more than one location within the individual plots as is the case with plots 2, 3 and 4. For these plots two independent spaces could be provided to the front of the unit with the third space provided in front of a garage.

Noted. However, given that the access road would be a cul-de-sac, it is not considered to raise any highway safety issues in this case.

On an individual plot basis, I also add my comments are as follows:

Plot 1: Change the car port into a garage and step it further into the plot and provide 3 open on plot parking spaces.

Plot 2: Landscaped area is edging towards the access for the car port, making access awkward.

Plot 5: make the access road wider around this plot, as reversing from the parking spaces is quite restricted.

### *Access*

Plots 4 and 5 exceed waste carry distances and I am concerned that vehicles will stop on Woburn Sands Road or reverse onto it. There is space on site between plots 3 and 4 and towards plot 5 to create a turning head suitable for waste vehicles to turn on site. This will probably involve a slight alteration to the position of the dwellings on the site and alteration to the plot's front boundaries. The turning head will need to be tracked using dimensions of our waste vehicle (waste vehicle and turning head dimensions are available on request).

This is dealt with in paragraph 5.31 of this report. Tracking has been provided on the plans.

A granite sett rumble surface is shown on the plans but it is not clear what the purpose of this is as it doesn't extend around the full radius of the junction. The designer will need to provide a response regarding this.

This is dealt with in paragraph 5.30 of this report.

A small radius should be added where the access road meets Haynes Close (in the area around the bin collection point).

Following submission of a Vehicle Tracking Plan, the

This is dealt with in paragraph 5.30 of this report.

Highways Officer agrees that large vehicle tracking is now acceptable. Still raises concerns over the red line not meeting the highway.

A3.7 Landscape Architect

See section 6 (Condition 5).

In summary, if approved, the application should be subject to a condition for a full landscape scheme.

A3.8 Landscape Services Manager – Trees

See section 6 (Conditions 3, 4 and 5).

In summary, no objection subject to conditions relating to the following:

1. Tree protection measures;
2. Construction details for areas of raised construction (levels);
3. New tree planting details.

A3.9 MKC Urban Design

Noted.

No objection to the development although suggests a few minor amendments as follows:

- In terms of materials, whilst the weather boarding on the elevations seems to be an attempt to reflect an agricultural building its application to the façade is unbalanced. It would improve the front elevation if it was symmetrical.
- It is my view that the building should either be designed to look like a converted agricultural building or not, adding weather boarding to the elevation

Amendments were made to the distribution of materials on the front elevation for plot 1. See section 6 (Conditions 2 and 5).

confuses the elevation as the building neither looks like an rural barn or the local residential context.

- The site could allow for more visual interest through the careful use of detailing, where this is appropriate to the character of the area.
- The West boundary of the site that addressed open countryside need to be softened with landscaping.
- I'd like to see sample materials.

#### A3.10 Archaeologist

Noted.

The proposal has been assessed the proposal against the known archaeological resource as contained in the MK Historic Environment Record (HER). In conclusion I am pleased to state that although it is within a Heritage Interest Area the proposed development itself is not regarded as being of significant potential archaeological impact. As such it is, in my view, unnecessary to conduct any pre-determination archaeological investigation nor do I wish to recommend an archaeological condition in respect of the site.

N/A

#### A3.11 Anglian Water

No representation received at the time of writing this report. Any comments received will be discussed at the Panel meeting.

### A3.12 Countryside Officer

See section 6 (Condition 5 and 8).

In summary, no objection subject to condition for the following:

- Precautions to mitigate harm to protected animals should be conditioned.
- The type of bird nesting brick along with their locations will need to be submitted to the Planning Authority for approval.
- A landscaping plan that includes a proportion of native tree and shrub species needs to be submitted to the Planning Authority for approval.

### A3.13 Environmental Health

No representation received at the time of writing this report. Any comments received will be discussed at the Panel meeting.

However, the following comments were received under the withdrawn application 16/00524/FUL:

See section 6 (Condition 12).

*“This will require controls during demolition and construction*

*Construction: A Construction Environmental Management Plan (CEMP) should be submitted to Milton Keynes Council for approval prior to the commencement of works.*

*Contractors would be expected to minimise impacts of noise, dust and vibration to residents, and to adhere to the*

*following hours of working:-*

- a) *Monday – Friday: 08:00 to 18:00 Hours*
- b) *Saturday – 08:00 to 13:00 Hours*
- c) *Sunday and Bank Holiday – No working at all”*

**A3.14 Strategic Flood Management Officer (LLFA)**

See section 6 (Condition 9).

Is satisfied that a surface water drainage solution can be provided on site which will ensure the proposed development does not increase flood risk either on site or off site.

If minded to approve the application requests that a condition along the lines of the following is included please:

**Condition**

Prior to commencement of development, details of a surface water drainage system for the site shall be submitted to and approved by, the Local Planning Authority. The drainage works shall be constructed in accordance with the approved details prior to first occupation of the development.

**Reason**

To ensure satisfactory and sustainable surface water drainage to prevent the increased risk of flooding on or off site.

**A3.15 Local Residents**

The occupiers of the following properties were notified of the application:

2 Edwin Close Bow Brickhill Milton Keynes  
1 Haynes Close Bow Brickhill Milton Keynes  
2 Haynes Close Bow Brickhill Milton Keynes  
3 Haynes Close Bow Brickhill Milton Keynes  
2 Parkway Bow Brickhill Milton Keynes  
3 Parkway Bow Brickhill Milton Keynes  
4 Haynes Close Bow Brickhill Milton Keynes  
1 Edwin Close Bow Brickhill Milton Keynes  
3 Edwin Close Bow Brickhill Milton Keynes  
4 Edwin Close Bow Brickhill Milton Keynes  
3 Woburn Sands Road Bow Brickhill Milton Keynes

Representations were received from the occupants of numbers 3 and 4 Edwin Close, and 3 Woburn Sands Road with the following concerns/objections: The issues raised have been dealt with in section 5 of this report.

- The site is outside the Bow Brickhill Neighbourhood Plan.
- Concerns over drainage and impermeable surface as a result of the development – impact on the rear gardens on Edwin Close.
- Loss of privacy and overshadowing and proximity of parking areas to neighbouring properties.
- The ground levels are much higher now and has been built up over many years. Any new development should reinstate the land to its 'natural level'.
- Environmental and health concerns from existing use.
- Concerns over sewage system capacity.