



Minutes of the DEVELOPMENT CONTROL COMMITTEE held on THURSDAY 3 NOVEMBER 2016 at 7.00 pm.

Present: Councillor A Geary (Chair)
Councillors: Alexander, Bint, Clifton (Not present for Applications 16/00762/OUTEIS and 16/01348/FUL) Eastman, Exon, Legg, Morla, Petchey, and C Wilson (Not present for Application 16/00762/OUTEIS)

Officers: A Rose (service Director - Planning and Transport), B Leahy (Head of Development Management), D Kirk (Development Control Manager), J Lee (Senior Planning Officer), K Lycett (Senior Planning Officer), N Wheatcroft (Senior Planning Officer), A Swannell (Highways Engineer), A Burton (Rights of Way Officer), N Ahmad (Solicitor – Planning) and D Imbimbo (Committee Manager).

Apologies: Councillor McLean

Also Present: Councillors Jenkins, Hopkins, Miles and Webb

Number of Public Present: 50

DCC36 CHAIRMANS WELCOME

The Chair welcomed Members of The Committee, Officers and Public to the meeting.

DCC37 MINUTES OF PREVIOUS MEETING

RESOLVED –

That the minutes of the Meetings of the Development Control Committee held on 29 SEPTEMBER 2016 and 06 OCTOBER 2016 and the meeting of the Development Control Panel on 22 September 2016 be agreed as an accurate record and be signed by the Chair as such.

DCC38 DECLARATION OF INTERESTS

Councillor Morla asked that it be noted that in respect of application 16/01031/FUL, she was a Ward Councillor and held a pre-determined position on the matter and would be stepping down from the Committee for that Item and speaking in objection.

Councillor A Geary asked that it be noted that in respect of

application 16/00312/FUL, his son was a member of Olney Rugby Club (an objector), however he had not discussed the application and would judge it on its merits.

DCC39 ALSO PRESENT:

Councillors D Hopkins, Jenkins, Miles and Webb.

DCC40 REPRESENTATIONS ON APPLICATIONS

Mr A Preen, Councillor R Jones (Bow Brickhill Parish Council, Councillor D Hopkins and Councillor Jenkins spoke in objection to application 16/00762/OUT, Outline application for residential development of up to 36 dwellings, vehicular access and associated infrastructure and works at Land To The East of Tilbrook Farm, Station Road, Bow Brickhill

The applicants Agent, Mr P Smith and Mr I Brazier exercised the right of reply.

Mr C Littlecot, Ms B Swann and Councillor Morla (Ward Member) spoke in objection to application 16/01031/FUL, Development of 26 residential units, with associated parking, landscaping and access at Phase 2, Site 6, Land South of Milland Way, Oxley Park East.

Mr J Brindley, applicant's agent, exercised the right of reply

Ms B Jones and Councillor Webb (Ward Member) spoke in objection to application 16/01348/FUL, The demolition of the existing bungalows and the construction of a part two storey and part three storey block containing 14 Flats with associated parking and landscaping (resubmission 15/03015/FUL) at 7 And 7A Aylesbury Street, Bletchley, Milton Keynes

Mr W MacLeod, applicant's agent, exercised the right of reply

DCC41 PLANNING APPLICATIONS

16/00762/OUT OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 36 DWELLINGS, VEHICULAR ACCESS AND ASSOCIATED INFRASTRUCTURE AND WORKS AT LAND TO THE EAST OF TILBROOK FARM, STATION ROAD, BOW BRICKHILL FOR PALISER INVESTMENTS LTD

The Senior Planning Officer introduced the application with a presentation. The Committee heard that since the publication of the agenda an amended Ecological Report had been received from the applicants, it was confirmed that the pond immediately to the north of the site did not have a presence of Great Crested Newts. The Senior Planning Officer confirmed that the

recommendation remained to grant the application subject to the completion of a S106 legal agreement for the provision of 30% affordable housing, and financial contributions towards Traffic Calming, Education, Leisure and Recreation, Social Infrastructure, and the Carbon Offset Fund, and in accordance with the conditions set out in the Committee report.

Objectors to the application raised the following points;

- The Site does not feature on the MiltonKeynes Site Allocation Plan.
- The proposals are in contravention of the emerging Bow Brickhill Neighbourhood Plan.
- The site is not sustainable being outside the village curtilage
- The proposal would see a 37% increase in the village population thereby changing the character of the village.
- If the application is approved the emerging neighbourhood plan will be undeliverable.
- No members of the Committee attended the Site Inspection, however within 60 seconds of the level crossing barrier dropping the queue of traffic had reached 'Greenways' and the congestion problems would be exasperated by this development
- The new traffic count submitted by the applicants gives a figure 40% less than that from the Councils Traffic Officer and should not be relied on.
- A rail freight terminal is planned at Junction 13 which will significantly increase the volume and frequency of freight trains. A closure of the level crossing barrier had recently caused a 230 vehicle tailback through the village
- The Council had described the site as 'a poor prospect for development' due to its unsustainability
- The Site is in open Countryside and would ordinarily be refused outright, the lack of a 5

year land supply for housing did not justify approving a speculative application.

- The lack of a 5 year land supply does not preclude a refusal where there are a series of sustainability reasons for refusal.
- Highway concerns, drainage and flood risk concerns, loss of prime agricultural land, ecology issues, archaeological issues and the standard of living for future occupants all feature as reasons to determine the site as being an unsustainable development.
- Traffic will be unable to turn right out of the development site when traffic is backed up during a level crossing barrier closure.
- Severe drainage and sewerage issues already exist and will be further damaged if the site is developed
- Should the Committee be minded to grant the application the following matters should be considered;
 - A proportion of any affordable housing should be reserved for those with a direct association with the village
 - A contribution from the S106 monies should be allocated for the work needed at the Church Community Hall
 - Provision be made with the relevant Broadband provider for installation of a cabinet to provide superfast broadband to the homes in the greenways area of the village
 - Monies for a traffic improvement scheme close to the school tackling issues at the junction of Station Road and Brickhill Street

The Applicants agent told the Committee that no new matters had been raised by the objectors and the Committee report had provided full details of the objections did not amount to justifiable reasons to refuse the application. It was confirmed that the traffic counts had been conducted by an independent party and was a true reflection of the situation, as confirmed by the Councils Highways Officer. It was the view of the applicants that the

site was wholly sustainable and the application should therefore be granted. The Applicants agent also indicated that the applicants would be willing to enter discussion to agree the requests made in respect of the allocation of S106 money.

The Senior Planning Officer confirmed that no members of the Committee attended to the Site Inspection. It was further confirmed that the emerging Neighbourhood Plan was not advanced enough to warrant any consideration at this stage.

The Chair proposed that the Officer recommendation be agreed, this was seconded by Councillor Exon.

Councillor A Geary confirmed that he had not been able to attend the Site Inspection at the arranged time and date but had attended the site in his own right on Tuesday 1 November at 8:30 a.m. and observed the traffic issues.

Councillor Bint confirmed that he had also attended the site in his own right as he was unable to make the arranged visit.

Councillor Bint further confirmed that he believed the site to be highly unsustainable. The Committee explored the various matters cited as issues supporting the argument that the site was unsustainable.

Councillor Bint proposed that the requests for officers to be instructed to consider the below issues when drawing up the S106 agreement be agreed, this was seconded by Councillor Legg.

- A proportion of any affordable housing should be reserved for those with a direct association with the village
- A contribution from the S106 monies should be allocated for the work needed at the Church Community Hall
- Provision be made with the relevant Broadband provider for installation of a cabinet to provide superfast broadband to the homes in the greenways area of the village
- Monies for a traffic improvement scheme close to the school tackling issues at the junction of Station Road and Brickhill Street

The Head of Development Control explained the implications of the Councils lack of a 5 year housing land supply.

The Committee considered at length the hierarchy of local policies and the National Planning Policy Framework, and the distinction between urban and rural areas in the wake of the lack of a 5 year housing land supply.

The Committee heard that to refuse an application on the grounds of sustainability it would be necessary to identify significant and demonstrable harm, and in respect of a refusal on the grounds of highways would need to demonstrate a severe adverse impact, neither of these elements were significant enough to justify a refusal on these grounds.

Councillor A Geary accepted the proposed revision to the proposal from Councillor Bint.

On being put to the vote the proposal to grant the application subject to a S106 agreement and the conditions as detailed in the Committee report was carried on the Chairs casting vote, and it was;

RESOLVED –

1. That outline planning permission be granted subject to a S106 agreement and the conditions as detailed in the Committee report, and,
2. That officers to be instructed to consider the below issues when drawing up the S106 agreement;
 - A proportion of any affordable housing should be reserved for those with a direct association with the village
 - A contribution from the S106 monies should be allocated for the work needed at the Church Community Hall
 - Provision be made with the relevant Broadband provider for installation of a cabinet to provide superfast broadband to the homes in the greenways area of the village
 - Monies for a traffic improvement scheme close to the school tackling issues at the junction of Station Road and Brickhill Street.

PHASED CLEARANCE AND REDEVELOPMENT OF THE SITE TO PROVIDE A NEW YMCA RESIDENTIAL HOSTEL (C1) WITH 196 RESIDENTIAL UNITS AND A RANGE OF NON-RESIDENTIAL FACILITIES (A1, A2, A3, B1, D1 AND D2) ALONGSIDE A RESIDENTIAL APARTMENT DEVELOPMENT PROVIDING UP TO 261 APARTMENTS, ANCILLARY ACCOMMODATION AND COMMERCIAL SPACE CAPABLE OF ACCOMMODATING A1, A2, A3, B1 AND D1 USES, WITH ASSOCIATED CAR PARKING, ACCESS, CYCLE PARKING, LANDSCAPE AND OUTDOOR AMENITY SPACE (REGULATION 4 APPLICATION AS PART OF APPLICATION SITE IS ON COUNCIL LAND) AT YMCA, 402 NORTH ROW, CENTRAL MILTON KEYNES FOR YMCA AND MAYFORTH PEVERIL

The Senior Planning Officer introduced the application with a presentation. The Committee heard that there was an error in the committee report at paragraph 1.4 where the figure 116 should read 146.

It was confirmed that the Development Plans Officer had confirmed that there was no objection to the scheme but recommended an additional 2 conditions;

- 1) Prior to commencement of the development a viability assessment of connecting the scheme to the CMK CHP network shall be submitted to the Council for approval.

Reason: To ensure that the development complies with the Council's objective for Sustainable Development in accordance with Policy CS14 of the Adopted Core Strategy.

- 2) Prior to occupation of the development, a renewable/low carbon strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate how the energy saved by the use of renewable/low carbon technologies will offset a minimum of 10% reduction of the carbon dioxide emissions associated with the development. The development shall therefore be carried out in complete accordance with the approved strategy.

Reason: ensure the 10% carbon reduction requirement of Local Plan Policy D4 is achieved.

The Committee also heard that The Travel Plan Co-ordinator has confirmed that notwithstanding the submitted details travel plans would be required for both the residential element of the site and the commercial part. This matter was proposed to be covered through a condition:

3. The development should not be occupied until a full Travel Plan has been submitted, approved and signed off by the Local Planning Authority. A Site Co-Ordinator shall be nominated to manage the Travel Plan and conduct a Site Audit and Staff Travel Surveys, leading to the submission of site wide Travel Plan report. The Plan shall either be produced utilising Starsfor Travel Plan management software or mirror its outputs in a format that is acceptable to the Local Planning Authority. Targets for modal shift must be agreed in line with Milton Keynes Council targets to achieve a reduction in single occupancy vehicle usage. The approved full Travel Plan shall be implemented in accordance with the timetable and targets contained within and shall continue to be implemented as long as any part of the development is occupied with a minimum of annual reporting for the first five years, biennially thereafter.

Reason: In the interest of reducing reliance on car travel in line with Policy T11 of the Local Plan.

The Senior Planning Officer confirmed that the recommendation remained to grant the application subject to the completion of a S106 agreement, the conditions as detailed in the Committee report together with the additional conditions as detailed above.

Councillor A Geary proposed that the recommendation be agreed, this was seconded by Councillor Legg.

In response to questions from Members of the Committee the Senior Planning Officer made the additional points;

- The apartments described as 1.5 bed were transition apartments.
- Despite the application being 'FUL' the unit references to 'maximum' and 'minimum'

numbers of units was to allow flexibility to meet demand. Parking had been calculated on the maximum.

- Protection of affordable housing units would be provided through the S106 agreement.
- There were no figures available in respect of the replacement of any lost car parking spaces
- The figure quoted within the report for a S106 contribution for art was a maximum and there was scope to divert some of this through agreement.
- The units provided by this development would count towards the provision of the 5 year housing land supply.

On being put to the vote the proposal to approve the application subject to a S106 agreement and the conditions as detailed in the committee report together with the additional conditions as detailed above was carried unanimously, and it was;

RESOLVED –

That planning permission be granted subject to a S106 agreement and the conditions as detailed in the committee report together with the additional conditions as detailed above.

16/01031/FUL

DEVELOPMENT OF 26 RESIDENTIAL UNITS, WITH ASSOCIATED PARKING, LANDSCAPING AND ACCESS AT PHASE 2, SITE 6, LAND SOUTH OF MILLAND WAY, OXLEY PARK EAST FOR TAYLOR WIMPEY (SOUTH MIDLANDS) PLC

Councillor Morla, having declared a predetermined position, stepped down from the Committee and took no part in the determination of the application

The Senior Planning Officer introduced the application with a presentation. The Committee heard that the site had seen a number of applications refused, the last of these was appealed, the decision was upheld and the inspector determined that he supported the refusal as there was no continuous frontage provided. This application sought to address that, however, to provide the continuous frontage it had been necessary to incorporate a significant number of

tandem parking spaces, these spaces would ordinarily be complimented by visitor spaces on the site but the proposal fell short of the required provision by 12 spaces. The Senior Planning Officer told the committee that on balance the recommendation was that the application be approved subject to the conditions as set out in the committee report.

The Committee heard from objectors who raised the following points;

- The Estate had been recognised as an example of good practice and any development must compliment that position.
- The design of the proposed development was not of sufficient quality to compliment the estate.
- The Car parking standards had not been met.
- The developers sought to put too many units on the site which had the effect of adding to the parking provision requirement.
- The scheme proposes two different sets of house types and is not in keeping with the area.
- The density of the houses is too great, resulting in the lack of parking provision.

The applicant's agent told the Committee that the appeal decision had been based on the lack of a continuous frontage and made no reference to the design of the dwellings or the materials proposed. The application sought to address the matters raised by the inspector and should be approved on that basis. New parking standards introduced by the Council meant that the design code could not be adhered to as well as providing the full quota of visitor spaces.

Councillor A Geary proposed that the recommendation be agreed, this was seconded by Councillor Exon.

The Committee recognised that whilst tandem parking was not totally unacceptable, where it was proposed the design guide stated that there must be alternative on street parking provision at the rate of one space for every two dwellings that have

tandem parking.

It was commented that the parking issue could easily be resolved by a reduction in the number of units proposed. It was noted that the highways officers had objected to the scheme in the strongest terms. It was further noted that where alternative parking was made available this was located remotely.

It was further commented by members of the committee that whilst the tandem parking was itself not a ground to refuse the application, the impact on the highway that was caused was.

It was noted that the design failed to compliment the award winning design of dwellings opposite the site, however it was also noted that the Councils Urban Designer had commented that the proposal had addressed comments made in appeal decisions.

On being put to the vote the proposal to grant the application was lost on the Chairs casting vote.

Following a short adjournment the Head of Development Management recommended that if the Committee was minded to refuse the application it did so for the following reason.

‘The current proposal is unacceptable in highway terms for the reasons set out by the highways officer in his comments as recorded in the Committee report and should be refused on the following grounds;

The lack of parking provision leading to inappropriate parking locations which would have implications in terms of safety and convenient movement around the site, and,

The lack of adequate connection to the surrounding infrastructure compromising the likelihood of local cycle and pedestrian journeys, therefore;

The proposal fails policy T15 of the saved local plan, and is not in accordance with the parking standards section 4, and overall meets the ‘severe’ test set out under paragraph 32 of the National Planning Policy Framework.’

Councillors Legg, Petchey, Clifton and C Wilson remained absent, the Chair confirmed the meeting remained quorate.

Councillor A Geary proposed that the application be refused for the reason as recommended, this was seconded by Councillor Exon.

On being put to the vote the proposal to refuse the application for the reasons above was carried and it was;

RESOLVED –

That planning permission be refused as the current proposal is unacceptable in highway terms for the reasons set out by the highways officer in his comments as recorded in the Committee report and should be refused on the following grounds;

The lack of parking provision leading to inappropriate parking locations which would have implications in terms of safety and convenient movement around the site, and,

The lack of adequate connection to the surrounding infrastructure compromising the likelihood of local cycle and pedestrian journeys, therefore;

The proposal fails policy T15 of the saved local plan, and is not in accordance with the parking standards section 4, and overall meets the 'severe' test set out under paragraph 32 of the National Planning Policy Framework.

Councillors Legg, Petchey, Clifton and C Wilson returned to the meeting.

Councillor Morla returned to the Committee.

16/02003/FUL

ERECTION OF 4 RESIDENTIAL DWELLINGS AT LAND TO REAR OF 34, NEWPORT ROAD, WAVENDON FOR MR AND MRS ARTHUR BRADDISH

The Development Control Manager introduced the application with a presentation. The Committee heard that there was no update on the Committee report and published update reports and that the recommendation remained to grant the application subject to the conditions as detailed in the Committee Report.

It was noted that the development was of a low density and better use of the land could be made, however due to the access restrictions and the semi-rural location the proposal was seen as appropriate.

The Committee heard that the development was proposed in the open Countryside and would ordinarily be considered for refusal on the basis of saved policy S10 of the Local Plan, however, in the absence of a 5 year housing land supply the proposal was deemed acceptable under the provision of the National Planning Policy Framework.

Councillor A Geary proposed that the officer recommendation be agreed, this was seconded by Councillor Exon

On being put to the vote the proposal to grant the application was carried, and it was;

RESOLVED –

That planning permission be granted subject to the conditions as detailed in the Committee report.

16/00312/FUL

ERECTION OF 14 DWELLINGS, INCLUDING 4X 2 BED, 6X 3 BED, 1X 4 BED AND 3X 5 BED DWELLINGS, WITH PARKING, GARAGING, LANDSCAPING AND ACCESS ROAD INCLUDING OFF SITE HIGHWAY WORKS TO EAST STREET AT LAND TO THE REAR OF, 90 EAST STREET, OLNEY FOR MCCANN HOMES (MK) LTD

The Senior Planning Officer introduced the application with a presentation. The Committee heard that the recommendation remained to grant the application subject to the conditions as detailed in the Committee report and the completion of a S106 agreement.

Councillor Legg proposed that the application be granted, this was seconded by Councillor Exon.

Members of the Committee noted that the application fell short of the requirement to provide affordable housing but heard that it was necessary to judge the application as presented.

On being put to the vote the proposal to grant the application was carried, and it was;

RESOLVED –

That planning permission be granted subject to the conditions as detailed in the committee report and the completion of a S106 agreement.

16/01348/FUL

THE DEMOLITION OF THE EXISTING

BUNGALOWS AND THE CONSTRUCTION OF A PART TWO STOREY AND PART THREE STOREY BLOCK CONTAINING 14 FLATS WITH ASSOCIATED PARKING AND LANDSCAPING (RESUBMISSION 15/03015/FUL) AT 7 AND 7A AYLESBURY STREET, BLETCHLEY, MILTON KEYNES FOR MS SARAH LESLIE

The Senior Planning Officer introduced the application with a presentation. The Committee heard that the recommendation to refuse remained, however since writing the report a S106 agreement, in principle, had been agreed and therefore the only remaining reason was;

The proposed development, by reason of its design, height, scale, forward projection towards Aylesbury Street, and almost full width within the plot, incorporates a contrived, bulky design, and a cramped layout which does not provide sufficient space for an adequate landscape scheme to mitigate against the impact of the development. The proposed development would constitute an over-dominant feature within this part of Aylesbury Street, and would generally be out of context with the residential development within the locality. Moreover, the bulk of the building and the windows in the first floor, southern elevation close to the boundary with 5 Aylesbury Street would lead to an unacceptable sense of overlooking for the occupiers of the adjoining property. The proposed development would be contrary to saved Policies D1 (iii) and D2 (i), (ii), (iv) and (v) of the Milton Keynes Local Plan 2001-2011 and advice contained within section 7 of the National Planning Policy Framework 2012.

However, the officer confirmed that the weight of the recommendation to refuse was finely balanced in the absence of the second reason in respect of the lack of a S106 agreement.

The Committee heard from objectors who raised the following points;

- The scale of the development will be overbearing and dominate the street scene.
- The development needs to be smaller to reflect the 'gateway' envisaged by the planning inspector in a recent appeal

decision.

- The neighbouring property (no. 5) will suffer a significant loss of privacy and result in overlooking, despite a proposed landscaping buffer.
- The proposal for Juliet balconies will increase the risk of overlooking.
- There is a lack of parking space in the vicinity and there is no turning space in Rowlands Close.
- Any damage to underground streams could have an impact on neighbouring properties
- No access to the site from Rowlands Close should be permitted and only access from Denmark Street would be feasible should the application be approved.
- The emerging Aylesbury Street Development plan seeks to encourage additional retail units which this development would hinder.

The applicant's agent reminded the Committee that the report confirmed that the development was considered as being sustainable. A recent appeal decision has addressed the reasons proposed for refusing the application and they hold no weight.

It was further commented that there are other examples of a transition from single to 3 storey developments in the vicinity and the proposed development would not be in isolation or out of keeping with the existing street scene.

The applicant's agent further commented that the applicants had only received the detailed figures for the proposed S106 agreement on the day of the Committee, which was why no earlier discussion had taken place. Having now received details the applicant can confirm an agreement in principle.

Councillor A Geary asked the Committee that having heard the comments of the Senior Planning Officer in respect of the shift in the balance of the judgement as to recommending a refusal whether

the Committee believed it was adequately informed to make a determination of the application should a proposal to grant the application be made rather than a refusal.

The Committee confirmed that it had been provided with adequate information to make a determination.

Following a short adjournment the Senior Planning Officer provided the Committee with detail of the proposed draft S106 contribution and the following proposed conditions should the Committee be minded to approve the application;

Total Early Years £9,209.91

Primary pupils £45,507.79

Playing Fields £11,088.78

Local Play £15,307.60

Neighbourhood Play £19,425.60

Community Hall £2,637.56

Local Parks £2,783.20

District Parks £5,566.40

Allotments £1,065.00

Health Facilities £19,454.00

Waste Management £3,209.20

Waste Receptacles £1,400.00

Inward Investment £2,357.20

Public Art - 1% (Estimated) £9,730.00

Carbon Neutrality (Estimated) £4,865.00

Bus Pass & Travel Information Pack (Estimated)
£7,700.00

This gives a total contribution of £161,307.24 (£11,521.95 per unit) including the estimated amounts for Carbon Neutrality and the Bus Pass/Travel Information Packs, £148,742.24 (£10,624.45 per unit) excluding these amounts.

Health Facilities:

The closest surgery to the proposed development is the Red House Surgery in Bletchley. This surgery is one of the most constrained surgeries in

the area – 28 patients per m² (average being 22) and their ability to accept more patients is extremely limited.

Practice has made an application to NHS England to increase their capacity by extending their existing premises or developing new purpose built facilities. This application is currently going through the outline business case process and if approved, a significant capital investment would be required. A contribution from this development calculated in accordance with the Social Infrastructure SPD is therefore required in order to contribute towards this project required as a result of the population growth within the catchment of the surgery.

Waste management and Receptacles:

Each property must be supplied with start-up waste receptacles – recycling bins, boxes, bags and appropriate information; the sum is needed for the supply and delivery of all these items.

Regarding the waste management contribution: each property produces around 1 tonne of waste a year which must be disposed of or recycled/composted. We also need to provide ongoing information, education and communication to ensure that residents are separating materials correctly and have educational facilities in the form of an education room, an education officer and a communications programme to ensure this happens. The infrastructure we provide or are in the process of procuring includes: a residual waste treatment plant, an anaerobic digester, a materials recycling facility, civic amenity sites and a waste education room. These have all been sized to meet the growing population of Milton Keynes and the waste management contribution was calculated to reflect the cost of the larger sizes of these items of infrastructure. I understand that developments now have to be allocated to individual projects and therefore we would allocate the funds from this project to the waste education facility.

Inward Investment:

The Council's Inward investment Plan promotes Milton Keynes to a wider audience to encourage employers to relocate here. Funding is required to deliver the Inward Investment Plan so that employment growth (i.e. jobs) is encouraged alongside housing growth to enable residents living

in MK to access employment and to help create sustainable growth. This funding is required in accordance with the Social Infrastructure SPD to help create 1.5 new jobs for every new house build.

Public Art - 1% rest of Borough:

The Public Art Contribution is sought in accordance with saved Local Plan Policy PO4 and the Social Infrastructure SPD. The contribution is sought to develop a project which links communities with cultural activity. This contribution will add to the cultural assets in open spaces and look to create trails and connections between them for residents to explore, adding to wayfinding and the health and wellbeing of local people. This will include connections across walking and cycling routes but also connections with the waterway and rail stations.

Public Art Strategy link:

- Enhance Identity, People, New Communities—create and implement public art plans for new/emerging communities; creating interactions between artists, people and place. Connecting new development with established neighbouring areas
- Integrating Arts, Arts and wellbeing - ensuring arts are integrated into wider health and well-being agendas, including the Local Offer, Arts on Prescription, sports activities and major city events
- Trails and Art interpretation – build on the Arts Guide to offer greater artistic explorations around the city using our public art and venues

Playing Fields:

The Playing Fields contributions, including the commuted sum, is sought for improvements to Manor Fields. Manor Fields sports ground is located within walking distance of the development and provided numerous sporting and leisure activities for residents of Bletchley and Fenny Stratford. It hosts several sporting groups, including the football club and cricket club. Contributions are sought to improve the existing playing fields including access and parking and

drainage for the playing fields. The level of contribution sought is calculated in accordance with the Leisure Recreation and Sports SPG.

Local Play, Neighbourhood Play, Local Park and District Park:

This development will increase the demand on parks and play areas within the vicinity of the development, and the provision of high quality recreational facilities has been shown to be vital to both the physical and mental health of people (Public Health England 2014) As this development will offer little open space for residents in the form of gardens, off site provision is vital - as set out in local plan appendix L3, SPG Leisure and Recreation and adopted Play Area Action Plan (2013). There are several parks and play areas that will be accessible and directly related to the development that can have additional facilities added to meet the additional impact of this development. These contributions are sought towards improvements at Saffron Gardens to improve the existing play provision and Local Park/District Park offering. Other Local Play facilities closer than Saffron Gardens will be assessed in line with the Play Area Action Plan, however the expectation is the offering at Saffron Gardens will be improved to provide better play facilities for this development.

Failure to secure a contribution will reduce the life span of existing equipment, cause friction between users, increase maintenance burden and limit the play and recreational facilities for all local residents. These contributions are calculated in accordance with the Leisure Recreation and Sports SPG and are fair and reasonable in relation to the scale and type of development proposed.

Community Hall:

This contribution is sought towards improvements at George Street community centre, which is located in Fenny Stratford and located within close proximity to the development. This level of contribution would be used to improve the existing building and contents to enhance the experience of users. George Street community centre is well used and space is a premium, so smaller contributions towards buying multiuse furniture and improving the existing layout options has help maximise the use of the existing space and provide

additional facilities for the residents of this development.

Allotments:

The allotments contribution is sought towards enhancements to the Saffron Gardens Allotments. Given the scale of the contribution, it would be spent on enhancing the existing allotments to rationalise space to provide additional plots. This is even more important for residential units without a garden. The contribution will be spent by the Town Council, who are responsible for the allotments, but MKC would request consideration is given to whether this contribution could be combined with the Local and District Park contributions to enable a larger improvement project at Saffron Gardens to be carried out to obtain best value.

Education: Early Years & Primary:

Early Years - This development falls within The Art Room centre reach area. Our Place Planning Frameworks project a shortfall of free early education provision in this area. Additional places would therefore be required for this development.

Primary - This development falls within the Sir Herbert Leon Liaison group. Our Place Planning Frameworks projects that there are already insufficient school places at the primary level in this area to meet demand. This is not taking into account the impact of the proposed development. Additional places would therefore be required for this development.

Contributions are not sought for Secondary and Post 16 as the Sir Herbert Leon Secondary School currently has a surplus of places which would accommodate this development.

Bus Voucher & Travel Pack:

The Passenger Transport manager has requested that the applicant provides a one-year bus pass to each property to encourage use of existing bus services nearby and to reduce the reliance on the car. The area is well served by Public Transport and a voucher entitling the user to use the nearby services would help encourage the residents to use sustainable transport alternatives.

The travel pack to be provided to each property

would set out information about the available bus services and other essential information relating to public transport and should contain the bus voucher application form.

Carbon Neutrality:

The Sustainable Construction SPD (2007) requires the applicant to submit a report to the Council following the checklist contained within the SPD to demonstrate the anticipated amount of carbon to be emitted by the development within one year. This is calculated at the rate of £200 per tonne of carbon. The calculation is carried out once the development has been built to provide an accurate estimation based on what has been built, in accordance with saved Local Plan Policy D4 and the Sustainable Construction SPD. The estimate provided is for indication purposes only to give the applicant an indication of the likely level of contribution based on the proposal for 12 x 4 bedroom units. This level of contribution may increase or decrease based on the level of sustainable construction employed through the development of the scheme, and the calculation is carried out prior to occupation to accurately reflect this.

Conditions proposed;

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.

2) The external surfaces of the development hereby permitted shall be constructed only of materials of a type and colour which match exactly those of the existing building unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not detract from the appearance of the locality.

3) A full sustainability statement shall be submitted with the Reserved Matters application detailing the sustainable construction techniques to be used in

accordance with saved Policy D4 of the Milton Keynes Local Plan (2001-2011) and the Sustainable Construction Supplementary Planning Document (adopted April 2007). The statement shall be agreed in writing by the Local Planning Authority and the approved scheme shall be implemented in full prior to the first use of the building /occupation of each dwelling.

Reason: To ensure that the development complies with the Council's objective for Sustainable Development in accordance with Policy D4 of the Adopted Local Plan: 2001-2011.

4). Prior to the commencement of the development hereby permitted a detailed design, and associated management and maintenance plan, for a surface water drainage scheme, based on sustainable drainage principles for the site shall be submitted to and be approved in writing by the local planning authority. The management and maintenance plan shall include a detailed time table for the implementation of the surface water drainage scheme. The approved drainage scheme shall subsequently be implemented in accordance with the approved detailed design and in accordance with the approved time table for implementation and be retained thereafter.

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

5) A landscaping scheme, which shall include provision for the planting of trees and shrubs, shall be submitted to and approved by the Local Planning Authority before any part of the development is commenced. The scheme shall show the numbers, types and sizes of trees and shrubs to be planted and their location in relation to proposed buildings, roads, footpaths and drains. All planting in accordance with the scheme shall be carried out within twelve months of commencement of development. Any trees or shrubs removed, dying, severely damaged or diseased within five years of planting shall be replaced in the next planting season with trees or shrubs of such size and species as may be agreed by the Local Planning Authority.

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area.

6) 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. (G03)

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.

7) No development shall take place until details to provide sound attenuation against external noise have been submitted to, and approved in writing by the local planning authority and the sound attenuation measures shall be completed before the flats are occupied and be retained thereafter.

Reason: To safeguard the amenities of local residents.

8) Details of any external lighting shall be submitted to and approved in writing by the local planning authority before the dwellings are occupied. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenities of local residents.

9) Prior to the initial occupation of the development the means of access shall be altered in accordance with the approved drawing and constructed in accordance with Milton Keynes Council's guide note " Residential Vehicle Crossing Details" and shall be retained as altered thereafter.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of access.

10) Within one calendar month of the new access being brought into use all other existing access points not incorporated in the development hereby permitted shall be stopped up in accordance with the details shown in the approved drawings. For the avoidance of doubt this includes the Rowlands Close access and the access on the corner of Rowlands Close and Denmark Street.

Reason: To limit the number of access points along the site boundary for the safety and

convenience of the highway user.

11) Prior to the initial occupation of the development the visibility splays shown on the approved drawings have been provided on both sides of the access and the area contained within the splays shall be kept free of any obstruction exceeding 1m in height above the nearside channel level of the carriageway thereafter

Reason: To provide adequate inter-visibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

12) Prior to the first occupation of the development hereby permitted details of the proposed 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.

13) 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.

15) Before the first occupation of the building hereby permitted the windows in the south elevation shall be fitted with obscured glass and be non-opening and shall be permanently retained in that condition.

Reason: To safeguard the amenities of adjoining occupiers.

Councillor A Geary proposed that planning permission be granted subject to the conditions as detailed above and the completion of a Section 106 agreement in accordance with the above. This was seconded by Councillor Exon.

The Committee considered whether there was merit in conditioning obscure glazing for the Balconies and restricting their opening, however the advice from the Senior Planning Officer was that this would not be a reasonable condition for windows of this nature and position as they represent the main windows into the rooms, the Officer confirmed that there would be some overlooking.

Members of the Committee recognised that the site was sustainable and in the context of the street scene did not represent any significant harm. The Committee commented that the application fell short of the requirement to provide affordable housing by one unit.

On being put to the vote the proposal to grant the application subject to the confirmation of a S106 agreement and the conditions as detailed above was carried, and it was;

RESOLVED –

That planning permission be granted subject to the conditions as detailed above and the satisfactory completion of a S106 agreement.

THE CHAIR CLOSED THE MEETING AT 10:55PM