

**Application Number: 16/03118/MKCOD3  
MAJOR**

**Demolition of existing buildings and erection of 10 x 2 bedroom apartments,  
and associated works**

**AT 18A St Georges Road, Bletchley, Milton Keynes**

**FOR Milton Keynes Council**

**Target:** 8th February 2017

**Ward:** Bletchley Park

**Parish:** West Bletchley Council

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## **1.0 INTRODUCTION**

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

- 1.1 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 consultees' 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.
- 1.2 The application is referred to the Development Control Committee for determination as the applicant is Milton Keynes Council and in the interests of openness and transparency. In addition, three neighbour objections have been received.

## **2.0 The Site**

- 2.1 The application site is located within the constituent town of Bletchley, an independent town to the south of Milton Keynes. The area benefits from a number of local services including shops and schools and is well served by a range of transport links including several bus routes and easy access to the M1. The sustainable nature of the site corresponds with the Saved Local Plan Proposals Map designation of the site as a housing site.

- 2.2 The site comprises a generally rectangular 0.13 hectare parcel of land on the north side of St Georges Road bounded by Chestnuts Primary School to the west and other forms of residential development to the north, east and west.
- 2.3 The site is currently occupied by a dilapidated building comprising a number of apartments. The northern and eastern boundaries of the site are comprised of close boarded fencing separating the site from other residential properties and the western boundary of the site is comprised of a combination of palisade and timber fencing along the edge of the playing fields of Chestnuts Primary School. The southern boundary of the site opens onto St George's Road, where access is currently gained by both pedestrians and vehicles.

### 3.0 The Proposal

- 3.1 Milton Keynes currently have over 500 households in temporary accommodation. As a result, addressing the issue of homelessness has been identified in the Council Plan as a key priority. A number of sites across the Borough have been identified for Council House builds which the Council propose to bring forward in partnership with YourMK.
- 3.2 This application seeks full planning permission for the erection of two apartment blocks comprising a total of ten 2 bed apartments over three storeys. The accommodation will provide council housing and represents a key driver in addressing homelessness as identified by the Council Plan.

### 4.0 RELEVANT POLICIES

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

#### 4.1 National Policy

##### 4.2 National Planning Policy Framework 2012 (hereafter referred to as the NPPF)

Paragraphs 11-16: Presumption in favour of sustainable development

Paragraph 17: Core Planning Principles

Paragraph 49: Housing

Section 6: Housing

Section 7: Design

Section 8: Promoting Healthy Communities

Section 10: Meeting the challenge of climate change

Section 11: Conserving and Enhancing the Natural Environment

Paragraphs 187 & 187: Positive approach to decision taking

Paragraphs 196 & 197: Determining applications

Paragraphs 203-206: Conditions and Obligations

#### 4.3 Local Policy

##### 4.4 Adopted Milton Keynes Core Strategy 2013 (hereafter referred to as the Core Strategy)

Policy CSA: Presumption in favour of sustainable development

Policy CS1: Milton Keynes Development Strategy

Policy CS2: Housing Land Supply

Policy CS10: Housing  
Policy CS11: A Well Connected Milton Keynes  
Policy CS12: Developing Successful Neighbourhoods  
Policy CS13: Ensuring High Quality, Well Designed Places  
Policy CS18: Healthier and Safer Communities  
Policy CS19: The Historic and Natural Environment

4.5 *Adopted Milton Keynes Local Plan 2001-2011 (Saved Policies) (hereafter referred to as the Local Plan)*

Policy D1: Impact of Development Proposals on Locality  
Policy D2A: Urban Design  
Policy D2: Design of Buildings  
Policy D4: Sustainable Construction  
Policy NE2: Protected Species  
Policy NE3: Biodiversity and Geological Enhancement  
Policy NE4: Conserving and Enhancing Landscape Character  
Policy T1: Transport User Hierarchy  
Policy T2: Access for those with Impaired Mobility  
Policy T3: Pedestrians and Cyclists  
Policy T5: Public Transport  
Policy T10: Traffic  
Policy T15: Parking Provision  
Policy H1: Land Allocated for Housing  
Policy H3-H5: Affordable Housing  
Policy H7: Housing on Unidentified Sites  
Policy H8: Housing Density  
Policy H9: Housing Mix

*Supplementary Planning Documents (SPD)*

- 4.6 Parking Standards SPD (2016)  
New Residential Design Guide SPD (2012)  
Sustainable Construction SPD (2007)

4.7 **Neighbourhood Planning**

4.8 Once a Neighbourhood Plan has been agreed at a referendum and is made (brought into legal force) by the local planning authority, it becomes part of the local planning authority's development plan as an official development plan document which carries statutory weight. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. If a policy contained in the development plan for an area conflicts with another policy in a development plan, the conflict must be resolved by the decision maker in favour of the policy which is contained in the latest document to become part of the development plan.

4.9 Neighbourhood Plans therefore form part of the development plan for the relevant area. They will necessarily be in general conformity with the strategic policies contained in the development plan for the area. If they are the most recent document to become part of the development plan, they will attract

statutory priority. Neighbourhood plan policies will also take precedence over non-strategic development plan policies where there is conflict.

#### 4.10 West Bletchley Neighbourhood Plan

4.11 In August 2013, West Bletchley Council applied to Milton Keynes Council, in accordance with the Neighbourhood Planning (General) Regulations 2012, to designate a West Bletchley Neighbourhood Plan Area. In accordance with Regulation 6 of the Neighbourhood Planning (General) Regulations 2012 Milton Keynes Council consulted residents and other interested stakeholders on the application. The Consultation ran for a 6 week period from Wednesday 4 September 2013 to Wednesday 16 October 2013. This was not a consultation on the Neighbourhood Plan itself, but merely the identification of the area for which the Town Council wished to prepare a neighbourhood development plan. Following a Delegated Decision on the 10 December 2013, the area put forward by West Bletchley Council in their Neighbourhood Plan Area Application was approved as a Neighbourhood Plan Area.

### 5.0 MAIN ISSUES

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

- 5.1
  - a) Principle of Development
  - b) Layout, Design and Resulting Impact on the Character and Appearance of the Area
  - c) Residential Amenity
  - d) Landscaping
  - e) Ecology
  - f) Access & Other Highways Matters
  - g) Community Safety
  - h) Sustainable Construction
  - i) Surface Water Drainage/Flood Risk
  - j) Contaminated Land
  - k) s106 Contributions

### 6.0 RECOMMENDATION

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

6.1 It is recommended that permission be granted subject to the conditions detailed in Section 8 of this report.

### 7.0 CONSIDERATIONS

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

#### 7.1 Principle of Development

7.1.1 Paragraph 49 of the National Planning Policy Framework 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.

- 7.1.2 Therefore, if the Council cannot demonstrate a five year supply at the time an application is submitted the starting point for the determination of an application would be that the Council do not have a 5 year housing land supply, and the proposed development would contribute towards meeting an identified shortfall. 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.
- 7.1.3 The site is located within an established residential area and is well served by a range of local services and transport links. This housing site is therefore considered to represent a sustainable form of development as it fulfils the social, economic and environmental roles as set out in the NPPF.
- 7.1.4 In terms of the social role, as part of the promotion of sustainable development, the NPPF requires that housing is located where it will enhance or maintain the viability of communities and be within a sustainable location. The application site is located within the development limits of Bletchley with a range of local services and transport links in close proximity.
- 7.1.5 In terms of the economic role the construction activities associated with the development would generate employment opportunities for the local community, and have associated benefits for local services and suppliers in the short term. In the longer term, the development would support the local economy in terms of the increased use of local shops, services and facilities. Environmental matters are considered further in the remainder of this report.
- 7.1.6 Notwithstanding the above comments, the application site is identified as an allocated housing site by the Local Plan. Saved Policy H1 of the Local Plan states that planning permission will be granted for new housing in these locations. For these reasons, the proposed development is acceptable in principle, in accord with Policy H1 of the Local Plan.

7.2 **Layout, Design and Resulting Impact on the Character and Appearance of the Area**

- 7.2.1 In terms of policy context Policies D1(iii), D2 and D2A of the Local Plan and Policy CS13 of the Core Strategy require the decision maker to have particular regard to the design and visual impact of new development and to the context within which it is placed.
- 7.2.2 To a large extent site constraints have dictated the site layout. Landscape enhancement as well as the limited size of the parcel and the consideration of neighbouring amenity, has limited the location of built development, in the main, to land along the site frontage and at right angles along the western boundary. This creates a linear form of development actively addressing St

Georges Road, consolidated further by the formation of an extra wing reflecting the L-Shaped form of the existing apartment block. This is considered to represent a robust arrangement of built form incorporating an active and clearly defined frontage with St Georges Road with the apartment building forming a key focal point.

- 7.2.3 In terms of design it is important to first understand the context of the surroundings. Existing development in the vicinity of the site is predominantly 2 storey semi-detached housing but the application site form an 'end point' for built development before a large area of open space associated with the School to the west. Buildings are generally finished with red brick with tiled pitched roofs. In such a clearly defined context it is considered important to maintain an appropriate reference to these characteristics.
- 7.2.4 Whilst in isolation the structures are large and do not reflect the two storey scale of housing in the immediate surroundings, their three storey height is considered to be appropriate in the context of the site which is located at an identified 'end point' in the street scene. This will ensure that the increased scale of the building would create an appropriate 'stop' to built development moving in a westerly direction, culminating the end point of this part of St Georges Road. In addition, the visual impact of the buildings will be softened by the presence of landscaped verges meaning the block will be set back from the road frontage of St Georges Road.
- 7.2.5 The proposed buildings have been designed to follow a repetitive pattern defined by straight lines and articulated through the presence of Juliet style balconies which could be identified as representing a modern interpretation of full height bay windows present in the surroundings. A shallow pitched hipped roof will be further representative of 1930s-1950s style housing and is welcomed, as is the use of red brick. The result is a structure of modern, simple appearance with some subtle references to surrounding form and design. On balance it is considered that the design, layout and scale of the proposed development will create a legible street character.
- 7.2.6 For the reasons outlined above the layout, scale and design of the proposed development is considered to be acceptable with regard to its impact on the character and appearance of the area in accord with Saved Policies D1(iii), D2 and D2A of the Local Plan and Policy CS13 of the Core Strategy.

### 7.3 **Residential Amenity**

- 7.3.1 Saved Policy D1 (iii, iv) of the local plan states that planning permission will be refused where it would adversely affect residential amenity in terms of visual impact, loss of light, loss of privacy and unacceptable noise and disturbance. This is echoed in guidance contained within the NPPF.
- 7.3.2 The proposed block fronting St Georges Road will not extend significantly beyond the rear elevation of the adjacent plot at no.18 and would

nevertheless be separated from that dwelling (elevation to elevation) by approximately 6 metres. In addition, no windows would be adversely sited in the side elevation of the front block ensuring there would be no unacceptable overlooking or loss of privacy to the neighbouring property.

- 7.3.3 The proposed rear block would be physically removed from residential properties to the rear (in excess of 35 metres) so as not to lead to a loss of amenity by virtue of a loss of outlook, privacy or light. The front elevation of the block would be located approximately 15 metres from the eastern boundary of the plot and would comprise a number of windows serving habitable rooms on each floor. Whilst this has the potential to create a vantage point for overlooking to the rear garden areas of no's 4-18 St Georges Road, it is noted that those properties benefit from rear gardens in excess of 25 metres in depth and a landscaping scheme will present an opportunity to reduce this potential further. Landscaping can be controlled by the imposition of a suitably worded condition.
- 7.3.4 Properties on the opposite side of St Georges Road are adequately removed from the proposed development so as not to be affected by the physical structure. Vehicles leaving the application site in forward gear would have the potential to affect those neighbours by virtue of light pollution. However, this impact is likely to be limited as a result of the modest number of vehicular parking spaces to the rear.
- 7.3.5 In light of the above comments the proposed development is considered to accord with Policy D1 (iii, iv) of the Local Plan in this regard.

#### 7.4 **Landscaping**

- 7.4.1 Soft landscaping, whether or not there is public access to it, is important for its contribution to the quality of urban life by providing important green lungs, visual breaks and wildlife habitats in built-up areas. As a result, there are various policies, both locally and nationally, that aim to protect and/or encourage the provision of important open spaces. Policies CS13 and CS19 of the Core Strategy require all development to make a positive contribution to the character of the area in which it is located. In addition, Policies D1(v) and NE4 of the Local Plan require the consideration of the natural landscape. The National Planning Policy Framework echoes this guidance.
- 7.4.2 The site benefits from the open space to the west (associated with the school), as well as landscaped verges abutting St Georges Road. This creates a soft edge to the site and ensures the proposed development will not be perceived as an unacceptable overdevelopment of the site or surroundings.
- 7.4.3 The existing landscaped verge to the south of the site along St George's Road has been retained as a landscape feature in order to maintain existing street character.

- 7.4.4 In addition, landscaping is proposed to the front of each apartment block and will be incorporated within the proposed parking areas. Defensible planting will also be added to the front units to create separation with footpaths internally within the site and a landscape zone has also been introduced between the front and rear block, creating further green space within the development and improving the outlook for the residents.
- 7.4.5 Private amenity space has been provided to the rear of the adjoining northern and eastern boundaries, and the area provided exceeds the minimum requirements set out in the New Residential Design Guide SPD.
- 7.4.6 In light of the above comments, and subject to the imposition of a condition requiring a detailed landscaping scheme on any planning permission, the proposed development is considered to acceptable in this regard and accords with policies D1(v) and NE4 of the Local Plan and Policies CS13 and CS19 of the Core Strategy.

## 7.5 **Ecology**

- 7.5.1 A primary aim of paragraph 109 of the NPPF is to contribute to and enhance the natural and local environment and requires decision makers to not only conserve but enhance biodiversity. Policy NE3 of the Local Plan and CS19 of the Core Strategy reflect this national guidance locally by requiring net gains in biodiversity.
- 7.5.2 Given the brownfield nature of the application site it is unlikely that the proposed development will lead to the loss of wildlife habitat.
- 7.5.3 New tree planting and landscaping will nevertheless ensure that the proposed development will enhance biodiversity and therefore accord with paragraph 109 of the NPPF, Policy NE3 of the Local Plan and Policy CS19 of the Core Strategy.

## 7.6 **Access & Other Highways Matters**

- 7.6.1 Saved policies D1 (i) and (vi), T10 and T15 of the Local Plan and CS13 of the Core Strategy require the decision maker to have particular regard to any additional traffic generation a development may cause and the resulting impact on the surrounding road network/parking provision/access. In addition, the Milton Keynes adopted Parking Standards SPD sets out the development related parking standards for Milton Keynes and should be read in conjunction with these policies.
- 7.6.2 Existing access points will no longer be required, and instead one new access, slightly off centre to the west, on the southern boundary will provide vehicular access into the site for residents. It is not envisaged that refuse vehicles will need to enter the site and refuse will be collected from the refuse store, incorporated into the apartment block at the front of the site, allowing the collection team access. Vehicular turning for cars will be provided to ensure safe site access and egress in a forward gear and the



dwelling will be built in accordance with Approved Document M of the Building Regulations to ensure ease of access for all.

7.6.3 The site lies within zone 3 of Milton Keynes accessibility zone requiring 1 allocated space and a 0.75 unallocated space per 2 bed apartment. The parking standards require that for 10 no. 2 bed apartments, a total of 10 allocated and 8 unallocated parking spaces are provided, and this has been achieved as part of the proposals. Allocated parking has been included within the red line of the application, with unallocated parking outside the site which will require approval from the Highways Adoptions Team as the Highways Authority.

7.6.4 The site itself, in terms of capacity to host the development, is considered to be acceptable with regards to layout, car parking and access arrangements. The proposed development is considered to be acceptable with regard to its impact on the local road network and as a result therefore accords with Policies D1 (i) and (vi), T10 and T15 of the Local Plan, Policy CS13 of the Core Strategy and the Parking Standards SPD.

## 7.7 **Community Safety**

7.7.1 Policy CS18 of the Core Strategy requires new development to be designed to the highest standards in terms of safety and security and Policy D2(vi) of the Local Plan sets out a number of criteria to ensure the impact of development on a locality is minimised.

7.7.2 Secured by Design (SBD) is the title for a group of national police projects focusing on the design and security for new developments as well as the acknowledgement of quality security products and crime prevention projects. It supports the principles of 'designing out crime' through physical security and processes.

7.7.3 Features incorporated in the development will adopt Secured by Design principles to ensure a safe, sustainable development. These include a road network that is visually open, the minimal use of separated footways, the surveillance to all on plot parking and overlooking of public spaces, strategic planting to defensible zones, communal entrances that are over-looked and the incorporation of windows to gable ends of buildings offering passive surveillance to public spaces.

7.7.4 In light of the above comments it is considered that the proposed development adequately considers community safety in accordance with Policy CS18 of the Core Strategy, Policy D2(vi) of the Local Plan and the Supplementary Planning Document 'New Residential Development Guide'. The application is thus acceptable in this regard.

## 7.8 **Sustainable Construction**

7.8.1 Policy D4 of the Local Plan requires all new development exceeding 5

dwellings or 1000sq metres of floor space to include sustainable construction methods and the policy is supplemented by the adopted SPD on Sustainable Construction.

7.8.2 The application is supported with an Energy Statement. The Statement includes details on how the proposal will meet Milton Keynes Council's planning policy requirements and achieves a minimum pass rating against the associated Sustainability Checklist. The checklist requires any development to achieve CO2 emissions 25% less than the statutory requirements, with 10% of energy consumption to be achieved by renewable energy sources.

7.8.3 Energy reduction will be achieved through the adoption of a fabric first approach, with renewable energy sourced through the incorporation of PV (photovoltaic) panels.

7.8.4 The sustainable construction methods proposed will comply with Policy requirements and the proposed development is therefore considered acceptable in this regard.

#### 7.9 **Surface Water Drainage/Flood Risk**

7.9.1 The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. This guidance is echoed under Policy D1(ii) of the Local Plan which advises that planning permission will be refused where inadequate drainage is identified.

7.9.2 All dwellings will be connected into the existing adopted foul water sewer. Surface water will be attenuated to reduce the existing surface water run-off rate on the site through the use of a variety of Sustainable Urban Drainage solutions and in any case, it is noted that the site is not identified by the Environment Agency as one at risk of flooding. The proposed development is therefore acceptable and would accord with Policy D1(ii) of the Local Plan.

#### 7.10 **Contaminated Land**

7.10.1 The NPPF requires development plan policies to adequately consider whether application sites are appropriately located for their intended use in relation to ground contamination. Policy D1(iv) of the local Plan states that planning permission will be refused for development where unacceptable levels of pollution are identified.

7.10.2 Whilst the end use is one that would be sensitive to the presence of contaminants there is no evidence of contaminative historical uses on the site. The proposal therefore complies with Policy D1(iv) of the Local Plan in this regard.

## 7.11 **s106 Contributions**

7.11.1 Policy CS21 of the Core Strategy and Policy PO4 of the Local Plan require developments of a certain scale to adequately off-set the impacts of the development on local infrastructure. The calculations for these impacts are derived from the Councils Adopted Supplementary Planning Documents/Guidance Notes. Contributions are normally sought for developments of 11 dwellings or more and no contributions are therefore required in this instance. In any case, the social contribution provided by this development is the provision of council housing, to assist in addressing homelessness which has been identified as a priority in the Council's Corporate Plan.

## 7.12 **Conclusion**

7.12.1 The application site is identified for housing in the Local Plan and the development of housing is thus acceptable in principle. The proposed development would make use of a brownfield site and would meet the needs of the Council's priorities. The proposal is acceptable in all other regards and it is therefore recommended that planning permission is granted subject to the conditions outlined in section 8 of this report.

## 8.0 **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.

2. The development shall be carried out in accordance with the recommendations set out in the following documents:

- Arboricultural Impact Assessment by A.T. Coombes Associates Ltd dated 10 October 2016
- Phase 1 Contamination Assessment Report doc ref 774097-REP-ENV-001 dated August 2016
- Preliminary Ecological Appraisal doc ref 774097-REP-ENV-002 dated 31 August 2016
- Technical Noise Assessment doc ref NM/101395/R1 dated August 2016.

Reason: To reduce the risk of noise pollution, to reduce the risk of ground pollution, to ensure trees are adequately protected, and in the interests of residential amenity in accordance with Saved Policy D1 (iv, v) of the Milton Keynes Local Plan 2001-2011.

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

All planting shall be carried out in accordance with drawing number 16098(D)004A within twelve months of the completion of development. Any trees or shrubs removed, dying, severely damaged or diseased within two 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 significant trees and hedgerows, safeguarding the character of the area and preserving habitat and to minimise the effect of development on the area in accordance with Saved Policies D1 (v) and D2 (v) of the Milton-Keynes Local Plan 2001-2011 and Policy CS13 of the Milton-Keynes Core Strategy 2013.

4. No development (including any structural alterations, construction, rebuilding, demolition and site clearance, removal of any trees or hedgerows, engineering operations, groundworks, vehicle movements or any other operations normally undertaken by a person carrying on a business as a builder) shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of site procedures to be adopted during the course of all building operations including working hours, intended routes for construction traffic, vehicle wheel washing facilities, location of site compound, lighting and security and how dust and other emissions will be controlled. All building operations shall be carried out in accordance with the approved CEMP.

Reason: To ensure that there are adequate mitigation measures in place and in the interests of existing and future residents in accordance with Saved Policy D1 (iv &vi) of the Milton Keynes Local Plan 2001-2011.

5. Prior to the construction of work above slab level 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. The development shall be

carried out in accordance with the approved levels.

Reason: To ensure that construction is carried out at suitable levels having regard to the appearance of the development and the amenities of neighbouring properties.

6. Prior to any construction work above slab level, sample panels of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: To protect the character and appearance of the area and to minimise the effect of development on the area in accordance with Saved Policies D1 (iii) and D2 (iv) of the Milton Keynes Local Plan 2001-2011 and Policy CS13 of the Milton Keynes Core Strategy 2013.



South Elevation  
1:100



East Elevation  
1:100



East Elevation  
1:100



North Elevation  
1:100



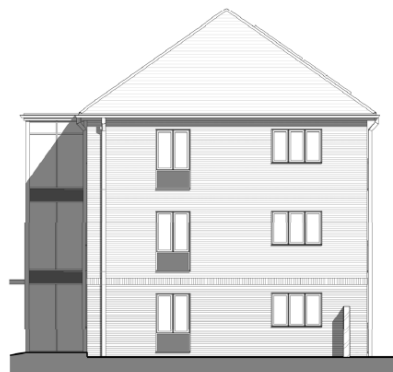
West Elevation  
1:100



South Elevation  
1:100



North Elevation  
1:100



West Elevation  
1:100

## **Appendix to 16/03118/MKCOD3**

### **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 00/01939/MKCOD3  
Change of use from children's home to shared temporary accommodation for families  
PERMITTED 16.03.2001
- A1.2 06/01219/MKCOD3  
Conversion of hostel to six self contained flats  
REFUSED 28.09.2006
- A1.3 13/01375/MKCOD3  
Change of use from a local authority childrens home (Use Class C2) to supported living accommodation for people aged between 16 - 21 (Use Class Sui Generis) (retrospective)  
REFUSED 07.10.2013
- A1.4 14/00189/MKCOD3  
Change of use from local authority childrens home (Use Class C2) to supported living accommodation for young people aged 16-21 year olds (Use Class Sui Generis) for a fixed period until 31 July 2015 (retrospective)  
PERMITTED 09.04.2014

### **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 Parish - West Bletchley**

Noted

No objection in principle but request that the height of the development is reduced to three storeys, that the number of units is reduced, that drainage is adequately considered and that all parking be provided on site.

##### **Highways Development Control**

Any comments to be reported in either the update papers or verbally

No comments received

##### **MKC Urban Design**

Noted

No objection

The Urban Design Officer notes that the proposed buildings are three storey, whilst neighbouring buildings are two storey but considers that an increase in height of one storey in this location, at the end of the row of houses, is acceptable. The perceived massing of the building has been reduced by the use of the glazed link, the hipped roof and the use of grey bricks at ground floor level.

##### **MKC Housing Officer**

Noted

The view from the Housing Officer is:

It fully supports this application to provide 10 much-needed 2bed council apartments for rent that will be built to the

following standards:

- Secured by Design
- Lifetime Homes
- Building for Life
- Equivalent to Level 4 Code for Sustainable Homes

The Council urgently needs Affordable housing for Rent for families in housing need – it had 552 households placed in temporary accommodation of which 76 were in B&B at 28 November 2016.

The development will improve the appearance and make better use of the redundant hostel site in a sustainable residential location.

MKC Landscape Architect

No comments received

Any comments to be reported in either the update papers or verbally

MKC Landscape Services Manager - Trees

No comments received

Any comments to be reported in either the update papers or verbally

MKC Environmental Health Manager

No comments received

Any comments to be reported in either the update papers or verbally

MKC Archaeologist

No comments to make

Noted

Ward - Bletchley Park - Cllr Clancy

No comments received

Any comments to be reported in either the update papers or verbally

Ward - Bletchley Park - Cllr Wales

Any comments to be reported in either the update papers or

No comments received

verbally

Ward - Bletchley Park - Cllr McKenzie

No comments received

Any comments to be reported in either the update papers or verbally

### **Local Residents**

Any further comments to be reported in either the update papers or verbally

The occupiers of 19 properties were notified of the application and a site notice placed adjacent to the site. At the time of writing this report three representations had been received objecting to the application, summarised as follows:

- Inappropriate building height/bulk
- Inadequate parking
- Highway safety
- Inadequate drainage

Any further comments received following the publication of this report will either be summarised in the update paper or verbally reported at the Panel Meeting.