

APP07

Application Number: 12/00531/FUL

Other

Extend site access road including loading / unloading area (RETROSPECTIVE)

AT Media House, Presley Way, Crownhill

FOR Multi-Contact (UK) Ltd

Target: 8th May 2012

Ward: Loughton Park

Parish: Shenley Church End Parish
Council

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1.0 INTRODUCTION

(A brief explanation of what the application is about)

1.1 The Site

The application site is an existing premises located on Presley Way in Crownhill. The building is a two storey office/warehouse structure with private parking and a grassed area to the rear. There are residential properties to the rear in Rathbone Close. Details of the location of the site and its relationship to surrounding properties can be seen in the plans attached to this report.

1.2 The Proposal

The proposal seeks retrospective consent for an extension to the existing site access road including a loading and unloading area at the rear of the building. The works have been completed on site already and as part of the process a detailed landscaping plan was requested to be assessed as part of the proposal. This was duly submitted and local residents were re-consulted on the additional information. Details of the proposal as described above can be seen in the plans appended to this report.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National Policy

National Planning Policy Framework March 2012:

- Section 7: Requiring Good Design

2.2 Local Policy

Core Strategy

Emerging Policy CS 13: Ensuring High Quality, Well Designed Places”.

Adopted Milton Keynes Local Plan 2001-2011

D1 – Impact of Development proposals on Locality

D2 – Design of Buildings.

NE2 – Endangered Species

NE3 – Biological and Geological Enhancement

Supplementary Planning Guidance

None.

3.0 MAIN ISSUES

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

- 3.1 - The impact of the works on the local area. The access road will not impact on the character of the area.
- The impact of the works on properties to the rear. Landscaping proposals and the inclusion of hours of delivery limitations will ensure development does not harm neighbouring amenity.

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 at the end of this report.

5.0 CONSIDERATIONS

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

- 5.1 This building sits in an existing commercial and industrial area within Crownhill and this type of development is not considered to be out of character for this type of location. The works are all at ground level making alterations to the vehicle movements and layout. The use of the building is not being altered and as a result the impact upon dwellings to the rear is not expected to be significant. The works which have been carried out are not considered to affect the character of the area and therefore are considered to be acceptable in terms of the existing use of the building subject to relevant conditions.
- 5.2 To the rear however are residential dwellings and maintaining a sufficient landscape buffer to limit noise and disturbance to properties in Rathbone Close is important. The revised detailed submitted landscaping plan has been assessed and accepted by the Council Landscape Architect on the basis that the planting schedule is considered to be appropriate. It is considered that the additional planting and boundary treatment will be sufficient to maintain amenity value to residents nearby to the rear and not result in detrimental harm.

- 5.3 Objection has been received on the grounds of noise and disturbance from vehicles. The proposal does not result in increased number of vehicles but the extended road would mean that vehicles would come nearer to the dwellings at the rear. The site is an employment use and delivery vehicles are to be expected but in the interests of amenity it would be pertinent to add a condition attached limiting delivery times will restrict any disturbance from large vehicles in the evenings and at weekends. This would ensure deliveries are made at reasonable times.

6.0 CONDITIONS

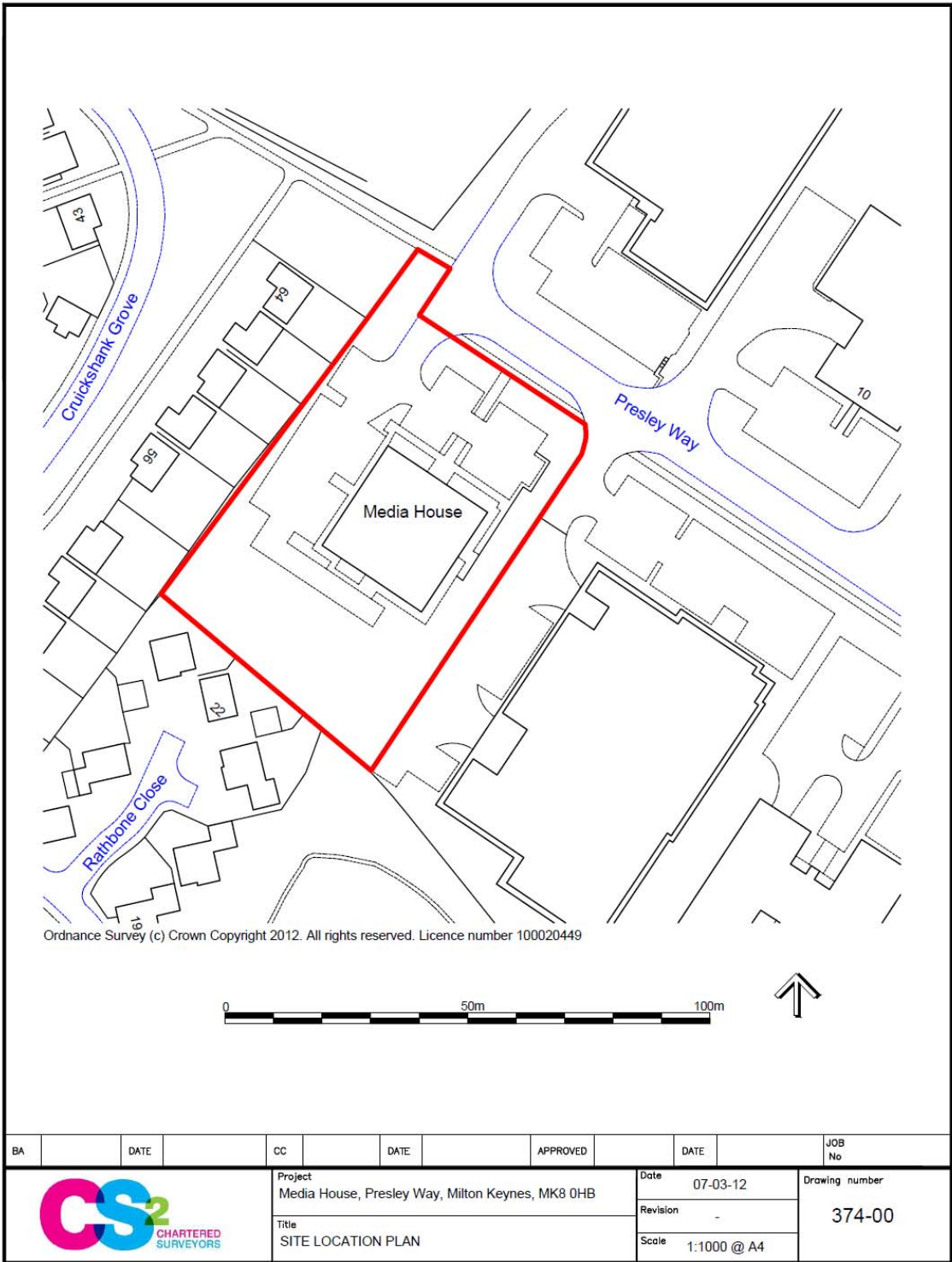
(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable)


1. Within 3 months of the date of this decision notice, a landscaping scheme, which shall include provision of two great crested newt hibernacula within the retained plantation area, shall be submitted to and approved by the Local Planning Authority. The scheme shall include details of the hibernacula as well as the numbers, types and sizes of any additional 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 during the next available planting season following approval of details. 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 allow for suitable mitigation on site for the loss of landscape area in the interests of the protection of endangered species in accordance with policy NE2 and NE3 of the Milton Keynes Local Plan 2001 - 2011.

2. No deliveries shall take place outside the hours of 09:00 hrs and 17:30 hrs Monday to Friday.

Reason: To limit disturbance and disruption to nearby occupiers.



| BA | DATE | CC | DATE | APPROVED | DATE | JOB No |
|---|------|--|------|----------|---------------------------------|--------|
| | | | | | | |
|  | | Project Media House, Presley Way, Milton Keynes, MK8 0HB | | | Date 07-03-12 | |
| | | Title SITE LOCATION PLAN | | | Revision - | |
| | | | | | Scale 1:1000 @ A4 | |
| | | | | | Drawing number 374-00 | |

Appendix to 12/00531/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 02/02162/REM

Two Storey Office Extension (Approval Of Reserved Matters 01/00925/OUT)
Reserved Matters Permitted 19.03.2003

06/01293/FUL

Application For The Alteration Of Condition 3 Of Planning Permission
01/00925/Out (Two Storey Extension Of Existing Premises For B1 Office
Use) To Increase Duration Of Permission By Three Years.
Permitted 06.10.2006

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

- A2.1 The Council's Ecologist comments on the potential impact on possible Great Crested Newt activity in the area as the site is within 160 metres of a known breeding pool. No evidence is submitted and it is admitted that the applicant would not be expected to know of any presence. A condition is suggested to include two hibernating areas into the landscaping on site by way of potential mitigation and this is proposed as draft condition 1.

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 Countryside Officer

‘An offence would have been committed if GCN had been killed or injured, or if anywhere they used has been destroyed, but we may never know, and the low density of GCN on the adjacent crematorium site together with absence of ponds at Media House makes use by GCN only moderately likely.

Noted

The developer could not have been expected to know GCN were present on the nearby Crematorium site. A search with Bucks & MK Environmental Records Centre would have revealed that, though for a small on-plot development it was reasonable for him not to consider such a search.

Noted

I've suggested to the agent building a couple of GCN hibernacula in corners of the retained plantation, by way of putting something (not rough grassland) back. ‘

Noted. Draft condition 1

Highways Development Control

No objections to planning permission being granted. ‘

Noted.

Senior Landscape Architect

The application site contains an area of planting along the rear boundary, which provides a buffer between the site & the adjacent residential area of Rathbone Close. Part of the rear of the site has been cleared, so some planting may have been lost, however a buffer strip has been kept against the boundary, but reduced in width at the western corner due to the constructed road 'spur'. Noted.

Drawing 374-09 Rev T1, shows the end of the proposed access road retaining only around 3.7m depth (at the closest point) of planting & thus strongly impacts on the planting buffer. Noted.

The supporting Design & Access Statement refers to a previous permission to extend the building, so in order to compare landscape impact from previous permissions I have checked the past applications. Noted

- 02/02162/REM (2 storey extension). Drawing: 457/B/05E shows the proposed building & parking retaining a 7m depth of planting against the rear boundary, so landscape impact is much less than the current access road proposals.
- 06/01293/FUL (extension of time for a further 3 years). The permission was granted on 6th October 2006, so thus has now expired.

The principles of the access road I do not object to, but I would not support a loss of landscape that exceeds retaining a 7m depth of planting, which retains a landscape Noted

buffer against the adjacent residential area, so the road 'spur' within the western corner requires amending in depth or design.

If the constructed road is permitted or amended, I will require additional planting along the rear boundary to augment the existing planting with a strong emphasis in mitigating the 'spur' if kept.'

Revised scheme submitted and will form part of the approved plans.

Environmental Health Manager

I have no objection to the application. The hours of operation which are entirely reasonable for such an area I recommend a condition is included to restrict use of the delivery area to within the hours in the application.

Noted. Draft condition 2

Local Residents

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

- 54 – 64 (even) Cruickshank Grove Crownhill
- 21, 22 and 23 Rathbone Close Crownhill
- Luna House Presley Way Crownhill

These letters raised the following issues:

- Works already carried out.
- Impact of vehicles creating noise.
- Loss of trees and landscaping.

Following the submission of the detailed landscaping plan residents were contacted again. No further observations were received regarding the application.