

**Application Number:** 21/02390/FUL

**Proposal:** The erection of a two-storey community centre with teaching facilities, hall, café and office space, plus associated parking and landscaping **at** land south of Heelands Primary School, Glovers Lane, Heelands, Milton Keynes, MK13 7QL

**Applicant:** Mr Tony Oyakhire; Sieve MK Gateway

**Application type:** Full planning application

**Ward:** Bradwell **Parish:** Bradwell Parish Council

**Statutory Target:** 8 October 2021 **Extension of Time:** Yes – 10/12/2021

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## **Update paper to Committee**

### **U1.0 Recommendation**

U1.1 The recommendation as set out in the main report remains unchanged.

### **U2.0 Introduction**

U2.1 Since the publication of the agenda, further comments have been received from the Highway Officer and the comments have been summarised below.

U2.2 Officers have also further considered the published report and seek to provide the following updates, corrections and/or additions.

### **U3.0 Additional Consultations and representations**

All responses and representations received can be viewed in full, online at [www.milton-keynes.gov.uk/publicaccess](http://www.milton-keynes.gov.uk/publicaccess) using application ref. 21/02390/FUL.

The following paragraphs summarise the further responses received. As these may have been received very recently, they may not yet have been processed so to appear on the website.

**U3.1 MKC Highway**

Considers that the vehicular details submitted are not satisfactory, as the width of the Redway appears to be incorrect and tactile paving and bollards should also be indicated. Therefore, suggests a pre-commencement condition to require details of vehicular access should be applied.

**U4.0 Discussion**

Highway comments

U4.1 The Highway Officer stated in their initial comments that details of the vehicular access would be required, and therefore, a condition for the required details was recommended. After re-consultation of the Highway Authority on the additional information submitted by the applicant, further highway comments summarised as above were received.

U4.2 However, after careful review of the recommended condition, it is considered that the condition would fail to meet the 'relevant to planning' and 'necessary' tests prescribed in the NPPF, on the basis that the construction details of works within the adopted highway are not the issues that planning needs to cover. The plans establish that a safe and suitable access for all users can be achieved in principle and approval of these technical details is covered under separate highway legislation (highways technical approval process). Therefore, the condition is not recommended to be attached to the planning permission.

Revised condition

U4.3 In order that condition 12 allows users of the facility to arrive and prepare for opening and closing at the end of the day, it is recommended that condition 12 is revised to restrict only the public use of the premises to within the hours as secured by condition. This would allow for the logical operation of the site, while ensuring that most people are only on site within the defined operating hours.

**U5.0 Revised Conditions**

Condition 12

The development hereby permitted shall only be used **by the public** within the hours of 09:00 - 22:00 Sunday to Thursday (and on public holidays) and 09:00 - 23:00 on Fridays and Saturdays.

Reason: To protect the residential amenity of the area from potential significant adverse noise disturbance.

## **UA1.0 Full text of additional consultations and representations**

### UA1.1 MKC Highway

“The details submitted are not satisfactory. The Redway width appears to be incorrect, there is no indication of tactile paving and there are no bollards. I would wish to retain condition 1 so that the highways team in MKC can approve details that they are happy with and include / resolve the above issues.”