

**Application Number: 16/03503/FUL**

**Demolition of existing derelict structure and the erection of 4 x dwelling houses**

**AT Land To The West of 11, North Square, Newport Pagnell**

**FOR New City Finance Ltd**

**Target:** 2nd February 2017

**Ward:** Newport Pagnell North And Hanslope

**Parish:** Newport Pagnell Town Council

**Report Author/Case Officer:** Tassama Amlak

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## **1.0 INTRODUCTION**

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

- 1.1 The main body 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 Panel for determination as more than one third party objection has been received.
- 1.3 **The Site**  
The proposed development site stands on a part of the former Taylor's mustard and mineral works land. The site is located in a prominent location facing onto North Square, located at the eastern junction of Union Street and with Mill Street.
- 1.4 The site is located within the Newport Pagnell conservation area and forms an integral part of the tightly knit arrangement of rear yards behind principal buildings that front onto the High Street. No listed buildings or their setting would be affected by proposals but a number of characterful late Victorian / Edwardian houses that stand around the east end of Union St and North Square make a positive contribution, individually and collectively, to the prevailing character of the conservation area. The character of the area

consists of mainly red brick buildings with slate roofs, but also includes some building with rendered walls.

## 1.5 The Proposal

The application seeks permission for the demolition of the existing structure and the erection of 4 x dwelling houses.

## 2.0 RELEVANT POLICIES

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

### 2.1 National Policy

Planning (Listed Buildings and Conservation Areas) Act 1990, section 72

#### National Planning Policy Framework

Section 2: Ensuring the vitality of town centres

Section 4: Promoting sustainable transport

Section 7: Requiring good design

Section 8: Promoting healthy communities

Section 12: Conserving and enhancing the historic environment

### 2.2 Local Policy

#### Milton Keynes Local Plan (Adopted 2005)

Policy D1 (Impact of Development Proposals)

Policy D2 (Design of Buildings)

Policy D2a (Urban Design Aspects of New Development)

Policy D4 (Sustainable Construction)

Policies T1-T5, T9, T10 and T15 (Transport)

Policies TC7 to TC10 (Newport Pagnell Town Centre)

Policy TC18 (Non-Retail Uses on Ground Floors in Town Centres)

Policy HE2 (Conservation Areas)

#### Milton Keynes Core Strategy (Adopted 2013)

Policy CSA (Presumption in Favour of Sustainable Development)

Policy CS8 (Other Areas of Change)

Policy CS11 (A Well Connected Milton Keynes)

Policy CS12 (Developing Successful Neighbourhoods)

Policy CS13 (Ensuring High Quality Well Designed Places)

Policy CS14 (Sustainable Construction)

Policy CS19 (The Historic and Natural Environment)

CS10 Housing

CS18 Healthier and Safer Communities

## Supplementary Planning Document

Parking Standards SPD 2016  
Sustainable Construction SPD (April 2007)  
New Residential Development Design Guide (April 2012)

## Newport Pagnell Neighbourhood Plan June 2016

Policy NP2: Tickford Fields Development Site Specific Policies  
Policy NP4: Windfall sites

### **3.0 MAIN ISSUES**

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

- 3.1 Principle of the development
  - Impact on Heritage
  - Impact on residential amenity
  - Parking

### **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 Principle of residential development on the site

The site is brownfield land and a vacant commercial premises and therefore the redevelopment of the site for residential purposes would be an efficient use of the land.

- 5.2 Planning permission has already been granted for residential development in the extant buildings that comprise the rest of the site (application reference number 15/01028/FUL) and therefore the development is acceptable in principle.

- 5.3 In addition to this the Council does not currently have a five year housing land supply and so the principle of residential development in appropriate sustainable locations is to be encouraged. The site is considered to be located within a sustainable location within the built up area of Newport Pagnell, well served by services and facilities, the application therefore complies with the provisions of paragraph 14 of the National Planning Policy Framework. And so subject to satisfying other material planning considerations covered by other national and local policies as assessed below, the principle of the development is acceptable.

#### 5.4 Character and appearance

The site is located within the Newport Pagnell Conservation Area. The Council are therefore duty bound by the aforementioned national legislation and planning policy to have special regard to new development in such areas.

5.5 The site is challenging due to its distinctive shape. The design and layout of the proposal aims to respond to this with a gable end fronting North Square, and then the remaining components of the proposal follow the street frontage then angle back into the entrance to Taylors Yard to emphasise the built form.

5.6 Adjacent to the site is a relatively standardised housing block development leading up from North Square into the High Street. There are however some pleasant Victorian houses and buildings within the locality, leading to a relatively mixed character to the locality.

5.7 The Conservation Officer has objected to the application on the following grounds:

5.8 The harm to the character of the conservation area (a designated heritage asset) is less than substantial overall but there will be a detrimental localised impact on the character of the area - contrary to the duty set out under section 72 of the P (LB&CA) Act 1990 - where Union Street meets North Square to the general detriment of the locale. This harm would be caused by the presence of development that is at variance with prevailing local character in form and certain aspects of materials and detailing without any counterbalancing reasons for doing so.

5.9 The comments raised by the conservation Officer on this proposal is noted however the application site will be similar in appearance to the properties on Union Street and therefore would not be harmful to the street scene and the wider conservation area.

5.10 Conservation area status does not mean that reasonable developments are prevented, just that proposals should either preserve or enhance the Conservation Area; or at worst have no impact. In the case of the application site the proposed design of the new dwellings is considered to be an improvement on the current derelict site and the proposed materials would have a neutral effect on the conservation area.

5.11 Given the concerns raised by the conservation officer in regards to the proposed materials, window finishes and boundary details; conditions recommending the submission details are recommended.

5.12 Therefore the proposal is considered to preserve the character and appearance of the Conservation Area in accordance with Section 172 of Planning Listed Building and Conservation Area Act 1990 and HE6 of the Saved Local Plan.

5.13 Impact on the amenity of neighbouring residents

The nearest neighbouring residential properties, are located to the south east at no. 11 North Square however given the distance to the application site; the proposal is not considered to be harmful to the residential amenities of these neighbouring properties.

5.14 Highway safety / Parking Standards

Parking Standards (Supplementary Planning Document) 2016 outlines parking standards for new residential development. The site is located in zone 3 and the development provides 4 spaces and 1 visitor space which is in accordance with the Council's Parking Standards.

5.15 The Highways officer has been consulted and has raised no objection subject to a condition relating to details of the alterations to the access are submitted to the Local Planning Authority for approval.

5.16 Conclusion

The application is recommended for approval subject to the conditions in paragraph 6.

**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. Details of the proposed boundary treatment of the site (including the type and height of any walls or fences) shall be first submitted to and approved by the Local Planning Authority and the boundaries of the site shall be enclosed in accordance with the approved details before the occupation of the first dwelling . The approved fence, hedge or wall shall subsequently be retained to the satisfaction of the Local Planning Authority. (G05)

Reason: To protect the amenities of the locality and safeguard the privacy of neighbour.

2. Prior to the commencement of the development an archaeological field evaluation comprising trial trenching shall be completed. The archaeological evaluation shall be detailed in a Written Scheme of Investigation submitted to and approved by the local planning authority in writing. On completion of the archaeological field evaluation a further Written Scheme of Investigation for a programme of archaeological mitigation in respect of any identified areas of significant buried archaeological remains shall be submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include a statement of significance and research objectives; and:

a) The programme and methodology of site investigation and recording and the

nomination of a competent person(s) or organisation to undertake the agreed works;  
b) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To ensure that a proper record is produced of any archaeological remains affected by the development in accordance with: Paragraph 141 of the National Planning Policy Framework; Policy CS19 of the Milton Keynes Core Strategy 2013; and Saved Policy HE1 of the Milton Keynes Local Plan 2001-2011.

3. Notwithstanding details on the approved plans prior to the commencement of the development details of the alterations to the access shall be submitted to and be approved in writing by the local planning authority and no dwelling shall be occupied until the access has been laid out and constructed in accordance with the approved details. The access so laid out shall be retained thereafter.

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

4. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 51 of the Planning and Compulsory Purchase Act 2004. (D11)

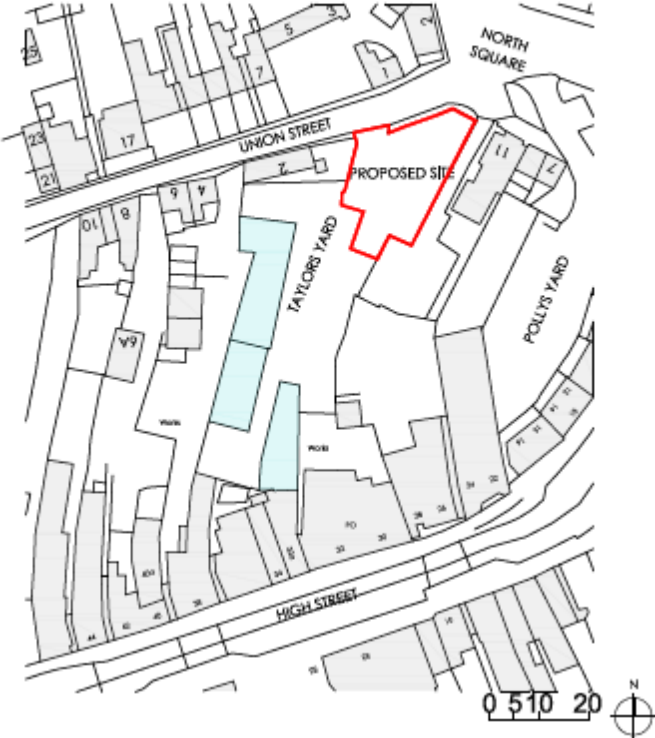
5. A landscaping scheme, which shall include provision for the planting of trees and shrubs, shall be submitted to and approved by the Local Planning Authority before any part of the development is commenced. The scheme shall show the numbers, types and sizes of trees and shrubs to be planted and their 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 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. (L01)

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

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

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

Location Plan



Proposed Elevations



WEST ELEVATION





NORTH ELEVATION TO UNION STREET

## **Appendix to 16/03503/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)*

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	MKC Urban Design	No objection
	Highways Development Control	No objection subject to conditions
	Landscape Architect	No objection subject to conditions
	Councils Countryside Officer	No objections subject to conditions
	Cranfield Airport	No response
	Councils Archaeologists	No objection subject to conditions
	Environmental Health Manager	No comment
	Parish - Newport Pagnell	No objection
	Ward - Newport Pagnell North And Hanslope - Cllr A Geary	Member of Development Control Panel
	Ward - Newport Pagnell North And Hanslope - Cllr Green	No comment
	Ward - Newport Pagnell North And Hanslope - Cllr Patey-Smith	No comment

#### **Local Residents**

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

The Lofts 5 Union Street Newport Pagnell  
7 Old Mustard Mews Newport Pagnell Milton Keynes  
8 Old Mustard Mews Newport Pagnell Milton Keynes  
9 Old Mustard Mews Newport Pagnell Milton Keynes  
3 Union Street Newport Pagnell MK16 8ET  
1 Union Street Newport Pagnell MK16 8ET  
Flat 6 Luton House 11 North Square  
Flat 3 Luton House 11 North Square

Objection based on parking and archaeological monitoring  
Object due to parking and access issues

Flat 8 Luton House 11 North Square  
Flat 5 Luton House 11 North Square  
Flat 2 Luton House 11 North Square  
Flat 7 Luton House 11 North Square  
Flat 4 Luton House 11 North Square  
Flat 9 Luton House 11 North Square  
Flat 1 Luton House 11 North Square  
2 Union Street Newport Pagnell MK16 8ET  
6 North Square  
2 Mill Street