

06/01683/REM

**22 RESIDENTIAL UNITS AND THREE STOREY
OFFICES (RESERVED MATTERS), (AS AMENDED)
AT Green End Farm, Green Farm Road, Newport
Pagnell
FOR Goldcrest
(as amended by drawing nos. 144-PL- 054C, 055E,
056C, 057C and 058E received 19.01.2007).**

This application was reported to the previous meeting when it was resolved that consideration be deferred to allow further negotiations to take place relating to siting, over-development, boundary treatment and sustainable construction. An update since the report to the previous meeting is included towards the end of this report.

The application site relates to approximately 0.75 hectares of land within the Green End Farm area of Newport Pagnell. It is located to the southwest of the Town Centre with access from The Green. The site is within a designated existing employment area as identified on the Proposals Map of the Local Plan.

CURRENT APPLICATION

The current application is a reserved matters application following the grant of an outline permission under reference 03/01377/OUT. The application, as originally submitted, sought planning permission for the erection of 23 residential units and a three-storey office building with associated parking and landscaping.

The submitted plans indicated that the development would comprise twenty-one, 2-bedroom apartments and two 3-bedroom houses. The proposal includes the retention of the four existing cottages (Green Farm Cottages) with the new dwellings grouped around to form a courtyard with paved surfaces and subsidiary landscaping on the site. The proposed residential buildings would be one and half to two and half storeys high in scale.

Vehicular and pedestrian access would be via the existing access, which would be widened within the site boundary to include a pedestrian footway. Each dwelling would have a private garden/amenity area located at the rear with the exception of the flats where the residents would have a communal grassed area around the building.

The proposed offices would be three storeys high with 12 units arranged over three floors, providing a total floor space of 745 square metres. The offices would have a frontage onto Green Farm Road.

06/01083/REM

0616832300106

Planning Extract - 1

Site-centred



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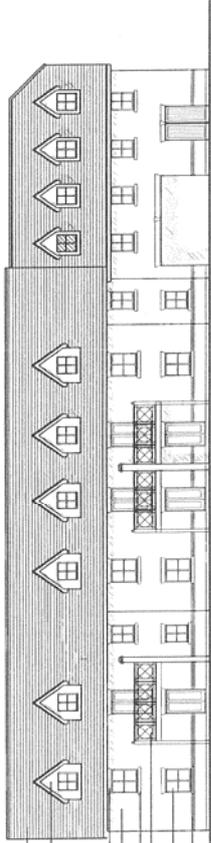
(42)

National Grid sheet reference: at centre
of site: 0616832300106

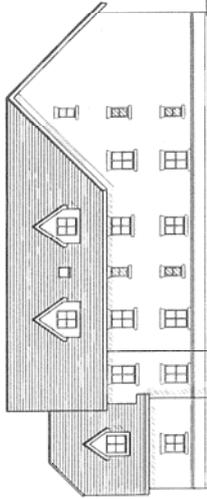
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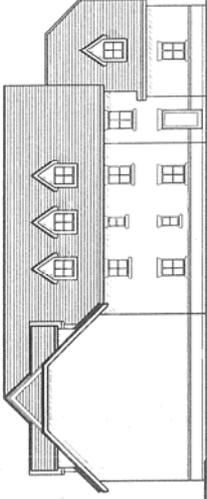
DEVELOPMENT CONTROL
19 JAN 2007
RECEIVED



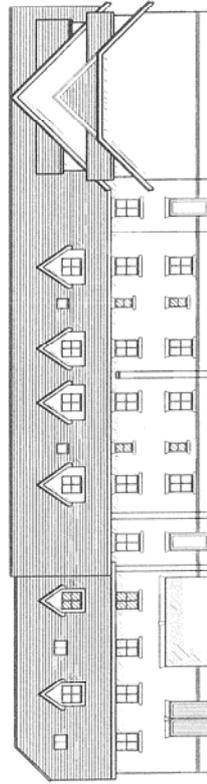
Rear Elevation



Side Elevation



Side Elevation



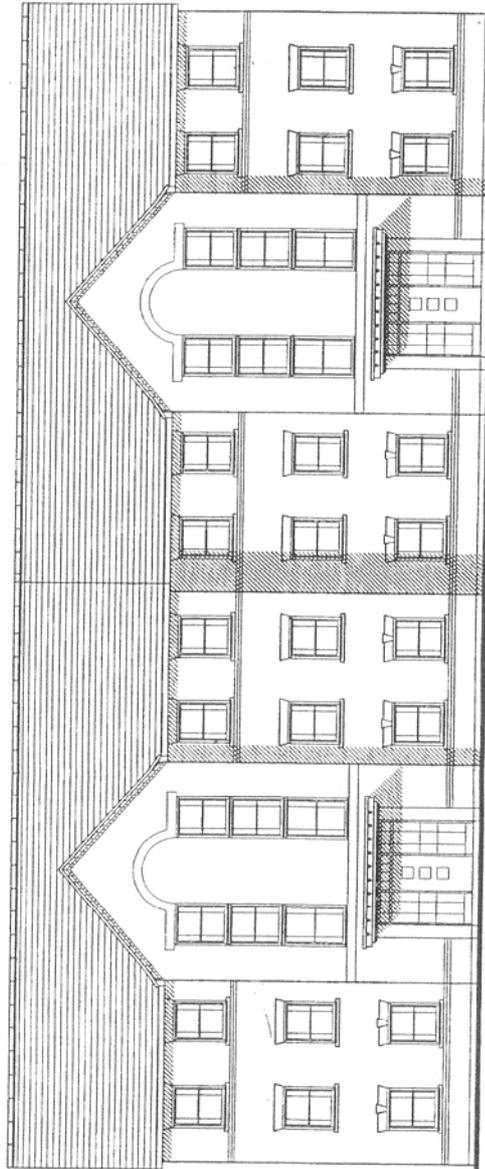
Front Elevation

All dimensions to be checked on site as work commences and any discrepancies or omissions reported immediately.

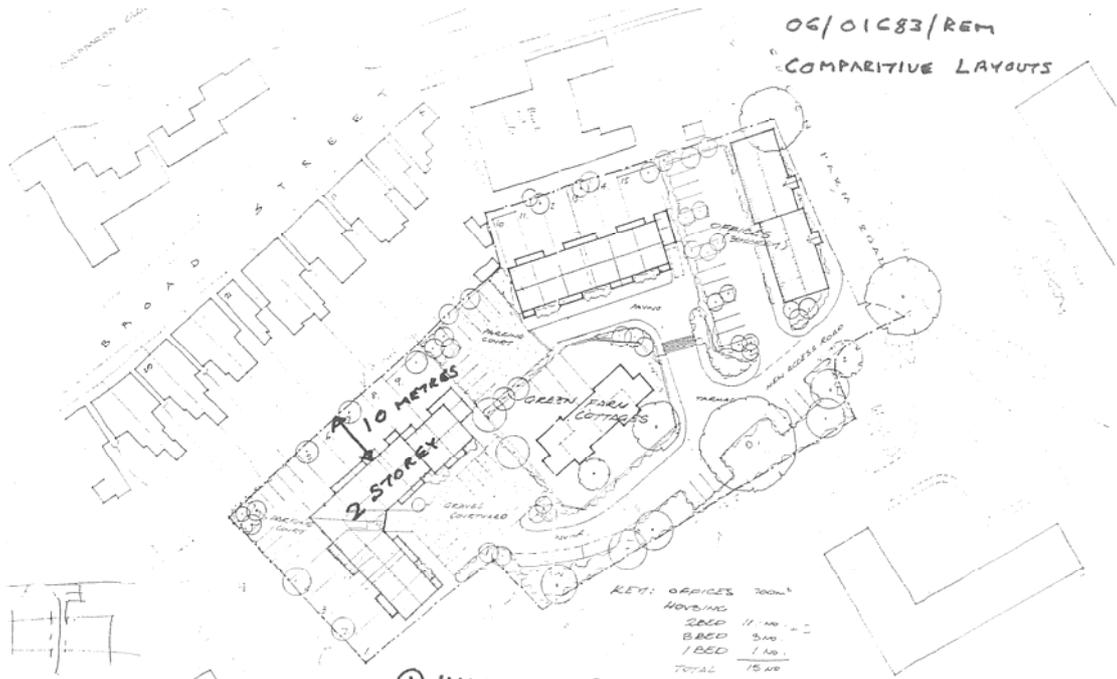
client	Goldcrest Green End Farm Green Farm Road Newport Pagnell
job title	Proposed Development
draw title	Elevations Units 1-16
draw no.	144/06
draw date	12/01/07
drawn by	DP
checked by	DP
date	12/01/07
scale	1:100
sheet	06 of 06
total sheets	06
author	DP
checker	DP
date checked	12/01/07
date issued	12/01/07
date of work	12/01/07
date of completion	12/01/07
date of occupation	12/01/07
date of completion	12/01/07
date of occupation	12/01/07
date of completion	12/01/07
date of occupation	12/01/07

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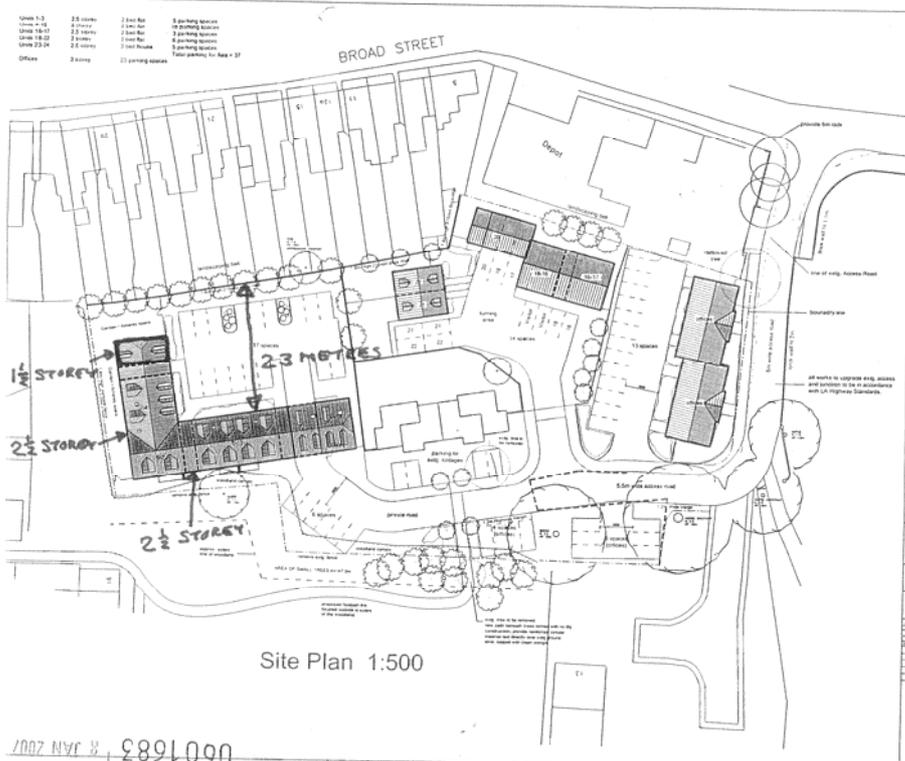


FRONT ELEVATION - OFFICES
(FACING EAST ACROSS
GREEN FARM ROAD)



① ILLUSTRATIVE PLAN OF OUTLINE PERMISSION

INSKIP
PLANNING
CONSULTANTS
10, LOUSADA EST.
PROPOSED NEW HOUSING
GREEN PARK, 275 NEWPORT
NP23 5LJ



② CURRENT PROPOSAL PLAN

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All information to be checked on site on each construction visit and checked on completion of construction.

Client: Customer
Green End Farm
Green Farm Road
Newport, Pembrokeshire

Site Name: Proposed Development

Site Plan

Scale: 1:500

Author: [Name]

Check: [Name]

DATE: 19 JAN 2007

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(46)

0601683 19 JAN 2007

PLANNING HISTORY

03/01377/OUT - Office and residential development following demolition of existing factory buildings - approved on 26.06.06.

06/01008/REM - Erection of 23 residential units and a three-storey office building (Approval of Reserved Matters) - withdrawn on 28.09.06

MAIN ISSUES

(1) Whether or not the proposal development would be unacceptably harmful to the amenities of nearby residential properties contrary to Policy D1 of the Local Plan.

(2) Whether or not the proposal would relate well to, and enhance, the surrounding environment pursuant to Policy D2 of the Local Plan.

(3) Whether or not the density of the new housing would be well related to the character and appearance of development in the surrounding area pursuant to Policy H8 of the Local Plan which seeks an average net density of 35 dwellings per hectare for development in Newport Pagnell.

(4) Whether or not the proposal makes satisfactory provision for access and parking pursuant to Policies D1, T10 and T15 of the Local Plan.

(5) Whether or not the proposal accords with Policy D4 of the Local Plan relating to sustainable construction.

CONSULTATIONS/REPRESENTATIONS

Environmental Health consider that, as the development involves intrusive activity into the ground, conditions should be attached to any permission to assess ground conditions and any remedial works.

The Crime Prevention Design Advisor recommends a condition requiring the secured by design standard.

Buckingham and River Ouzel Internal Drainage Board requests that planning permission should not be granted without conditions requiring that the applicants storm water design and construction proposals are adequate before any development commences.

The Landscape Officer regrets the necessary loss of an existing lime tree to provide footpath access into the site, but otherwise has no objections subject to a landscaping condition.

The Highway Officer has no objections on the basis of amended plans showing an increase in the width of the road to 6m to allow for larger vehicles and cars to pass each other.

The Urban Design Officer has commented upon design details.

Newport Pagnell Town Council has commented that the addition of 23 residential dwellings is welcomed but is concerned about the additional impact of traffic on busy narrow roads particularly when impeded by HGV-type vehicles.

The Archaeologist has no objections.

The Milton Keynes Access Group has advised that access and facilities for people with disabilities should be provided in accordance with the Approved Document M of the Building Regulations.

8 letters have been received from neighbouring residents objecting to the application on the following grounds:

1. The access road to the site is inadequate to allow two vehicles to pass each other including emergency vehicles.
2. The proposed three-storey residential buildings would lead to overlooking and loss of privacy to adjoining properties.
3. The proposal would result in loss of light and overshadowing to numbers 25, 27 29 and 31 Broad Street.
4. Increased traffic will cause road safety issues in Green Farm Road
5. Pedestrian safety issues for residents accessing local shops from the adjoining parkland.
6. Inadequate car parking spaces to cater for the development.
7. Inappropriate high-density development
8. Three storey development is not appropriate on this site
9. Inappropriate high-density development and loss of a natural environment.
10. Out of character with surrounding development, which is at a much lower density.

RELEVANT PLANNING POLICIES

The most relevant policies in the Milton Keynes Local Plan 2001 -2011 are:

- D1- Impact of the Development on the Locality
- D2 - Design of New Buildings
- D2A - Design of new Development
- D4 - Sustainable Construction
- E1 - Protection of Existing Employment Land
- H7 - Housing on unidentified Sites
- H8 - Housing Density
- H9 - Housing Mix
- T1 - The Transport User Hierarchy
- T10 - Traffic
- T15 - Parking Provision

Also relevant are

PPG 3, PPG13 and PPS 1

UPDATE SINCE REPORT TO JANUARY 2007 MEETING

It was verbally reported to the January meeting that, following the Members Site Visit held on 8 January 2007, the Highways Officer had taken measurements and confirmed that the submitted plans showed the existing width of Green Farm Road accurately and that the verge area on the western side of the road is almost entirely highway land, which gives sufficient width for the proposed highway works. In addition, the Highways Officer strongly supports the proposed highway works on the grounds that they would significantly improve a substandard existing highway.

Since the previous meeting, amended plans have been submitted showing the distance between the one and a half storey wing of the main building and the boundary with the rear gardens of residential properties in Broad Street increased from 4 metres to 7.6 metres. This has been achieved by omitting one of the proposed residential flats, thereby reducing the proposed number of residential units on the site to 22. In addition, the amended plans show the erection of a 1.8 metre high brick wall along the entire length of the boundary of the site with the rear gardens of residential properties in Broad Street. It is advised that satisfactory information has now been submitted in respect of sustainable construction. The applicants are not prepared to agree to the erection of less than 22 dwellings on the site.

CONSIDERATIONS

It is not considered that the proposed development would result in unacceptable visual intrusion, loss of privacy or loss of light for the occupiers of nearby residential properties. The main two and a half storey elevation of the proposed residential flats would be about 40 metres from the nearest houses in Broad Street, compared to the normal minimum rear to rear distance of 21 metres. The proposed three storey office block would be located about 55 metres away from the nearest house in Broad Street and 65 metres away from the nearest dwelling served off Green Farm Road. Most of the traffic generated by the development would enter and leave the site via Marsh End Road, The Green and Green Farm Road, thereby avoiding passing through residential areas. Account needs to be taken of the potentially unneighbourly use of the recently demolished industrial/office buildings on the site, the adverse effect upon local residents if the site were to be redeveloped solely for employment use in accordance with its allocation in the Local Plan, and the fact that outline permission has recently been granted for office and residential development on the site on the basis that the proposed offices would be three storeys in height.

The currently proposed scheme is felt to be acceptable in design terms and to relate well to the surrounding area. The proposed residential density of approximately 44 dwellings per hectare is similar to that of the nearest housing in Broad Street and is considered to be appropriate in this location close to the town centre, and overlooking a fairly large area of public open space. It is a similar density to that recently permitted in Newport Pagnell on

the London Road allotments site and the Renny Park Road/London Road site and a considerably lower density to that permitted on the Renny Lodge site and at 98 High Street, Newport Pagnell. The density of 30 dwellings per hectare shown on the illustrative plans accompanying the outline application is considered to fail to take into account the location of the site and government advice relating to housing density. The three storey office building is also regarded as appropriate close to the town centre, and a short distance from a similar form of development at Bassett Court on the north side of The Green. There are no objections to the application by the Highways Officer and the proposed parking provision accords with the Parking Standards.

RECOMMENDATION

It is recommended that approval of reserved matters be granted, subject to conditions relating to materials, access, levels, drainage, ground conditions, secured by design, sustainable construction, landscaping, tree and hedge retention, boundary treatment, parking, cycle parking, construction access and wheel cleaning facilities.