

# DEVELOPMENT CONTROL PANEL

24 JANUARY 2019

## COUNCILLORS' ADDITIONAL PAPERS -

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**SPEAKING LIST**  
**DEVELOPMENT CONTROL PANEL – 24 JANUARY 2019**

ITEM	ADDRESS	REQUESTS TO SPEAK IN OBJECTION	TIME ALLOCATED	RIGHT OF REPLY OR SPEAKERS IN FAVOUR	TIME ALLOCATED
<b>4a - 15/02596/FUL</b>	The Pink Punter, 2 Watling Street, Bletchley, Milton Keynes	Mr S Porter Cllr Darlington (Ward Councillor)	3 Mins 3 Mins	Mr J McMahon (Applicant)	6 Mins
<b>4e - 18/02597/OUT</b>	Land North of Weston, Castle Road, Lavendon	[Recommended for Refusal]		Ms I Bowler (Applicant) Cllr P Geary (Ward Councillor) Cllr Hosking (Ward Councillor)	3 Mins 3 Mins 3 Mins
<b>4f - 18/01963/FUL</b>	18 Wardle Place, Oldbrook, Milton Keynes	Mr D Lumsdon	3 Mins	[Declined RoR]	





**Application Number:** 18/02379/FUL

**Description** Residential development of eight new dwellings with associated footway link and all ancillary works.

**AT** Land Opposite Cemetery, The Old Stoneyard, High Street, Lavendon, Olney, MK46 4HA

**FOR** Hilltop Resources Ltd

**Target:** 28 January 2019

**Extension of Time:** Yes

**Ward:** Olney

**Parish:** Lavendon Parish  
Council

**Report Author/Case Officer:** Duncan Law, Senior Planning Officer (Development control) – West Team

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## **1.0 RECOMMENDATION**

1.1 It is recommended that permission is granted subject to conditions set out in this report and the completion of the S106 agreement in accordance with this report.

## **2.0 5 Year Housing Land Supply**

2.1 The report states that an update on the Council's Housing Land Supply position will be provided. This has not changed since the writing of the report in that it is the Council's position, following assessment of the Secretary of State's decision on the Woburn Sands appeal (APP/Y0435/W/17/3169314, Land to the East of Newport Road and to the East and West of Cranfield Road at Woburn Sands), that the Council can now demonstrate a 5.25 year housing supply. However, it should be reiterated that this application is recommended for approval primarily on the basis that the site is previously developed land. The emphasis on development of previously developed land within the NPPF, and how this has been determined in other appeals in the borough, is covered in the committee report at paragraphs 5.4 to 5.7.

### 3.0 Parking

3.1 For clarity, please see updated rounded up parking requirements below:

No of units	Type of House	Parking Standards Requirement - Zone 4		Provided	
		Allocated	Unallocated	Allocated	Unallocated
3	2-bed	$2 \times 3 = 6$	$0.25 \times 3 = 0.75$	6	1
3	3-bed	$2 \times 3 = 6$	$0.5 \times 3 = 1.5$	6	1
2	4-bed	$3 \times 2 = 6$	$0.33 \times 2 = 0.66$	6	1
<b>Totals</b>		18 spaces	3 spaces (rounded)	18 spaces	3 spaces
	<b>Site Total</b>	<b>21 spaces required</b>		<b>21 spaces provided</b>	



**Application Number:** 18/02696/FUL

**Description** Erection of two dwellings with associated parking and landscaping

**AT** Wavendon Manor, 18 Cross End, Wavendon, Milton Keynes, MK17 8AQ

**FOR** Aldermans Estates

**Target:** 01.01.2019

**Extension of Time:** 31.01.2019

**Ward:** Danesborough and Walton

**Parish:** Wavendon Parish  
Council

**Report Author/Case Officer:** Chris Walton  
Planning Officer

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## Update Paper

### **1.0 RECOMMENDATION**

1.1 Given the below updates, read in conjunction with the published committee report, the recommendation remains to grant the application, subject to the completion of the S106 agreement.

### **2.0 POINTS OF CLARIFICATION**

#### ***Condition 9***

2.1 In regard to Condition 9, for the avoidance of doubt 'updated survey' refers to an update Preliminary Ecological Appraisal.

2.2 Accordingly, Condition 9 should read as follows:

*'An updated Preliminary Ecological Appraisal shall be undertaken and the subsequent report submitted to the LPA for approval if the development has not commenced by (12 months from the date of the updated report).*

*Reason: In the interest of maintain local biodiversity and ecology in accordance with Saved Policy NE3 of the Milton Keynes Local Plan 2001-2011 and Policy CS19 of the Milton Keynes Core Strategy 2013.'*

**Parking and Impact on Highway Safety**

2.3 Since the publishing of this report it has been identified that there was an error in the calculation of the parking requirements for the development. In the report, the total on-plot parking requirement was tallied at 8 spaces (4 per dwelling). However, in actuality the Parking Standards call for a requirement of 6 on-plot parking spaces (3 per dwelling) for residential properties possessing 4 or more bedrooms within Accessibility Zone 4. Accordingly, the parking requirements for the development are as follows:

	Parking Standards Requirement - Zone 4		Provided / Existing	
	Allocated	Unallocated	Allocated	Unallocated
Residential (C3)	6	1	6	1
<b>Total</b>	<b>7</b>	<b>(6 allocated, 1 unallocated)</b>	<b>7</b>	<b>(8 allocated, 6 unallocated)</b>





**Application Number:** 18/02597/OUT

**Description** An outline planning application with all matters reserved, for the erection of a single detached dwelling

**AT** Land North of Weston, Castle Road, Lavendon

**FOR** Mr and Mrs Bowler

**Target:** 20.12.2019

**Extension of Time:** 31.01.2019

**Ward:** Olney

**Parish:** Lavendon Parish  
Council

**Report Author/Case Officer:** Chris Walton  
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## **Update Paper**

### **1.0 RECOMMENDATION**

1.1 Given the below updates, read in conjunction with the published committee report, the recommendation remains to refuse the planning permission.

### **2.0 Refusal Reason(s)**

2.1 Since the publishing of this report, the applicant has belatedly supplied a Great Crested Newt Assessment. The Case Officer has obtained a consultation response from the Council's Countryside Officer who has considered the report and finds it to satisfy the relevant local and national policy in regard to the safeguarding of Great Crested Newts, which are a statutorily protected species.

2.2 Accordingly, the Case Officer recommends that the second refusal reason relating to the absence of ecological reports / appraisals be discounted in light of the above.



**Description** – Single storey rear extension.

**AT** 4 Longcross, Pennyland, Milton Keynes, MK15 8AR

**FOR** Mr Sathasiyam

**Target:** 3<sup>rd</sup> December 2018

**Extension of Time:** Yes

**Ward:** Campbell Park & Old Woughton

**Parish:** Great Linford

**Report Author/Case Officer:** Richard Edgington  
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## **1.0 RECOMMENDATION**

It is recommended that permission is granted, subject to the conditions set out at the end of this report.

## **2.0 UPDATE ITEMS**

### Consultations

- 2.1 The report omits Councillor McDonald's original consultation response which states that;

*'Can I ask that this goes to panel in view of residents comments about being out of character/closeness and parking issues'.*

- 2.2 Following the publishing of the committee report, Great Linford Parish Council has submitted a further consultation response withdrawing their objection to the proposed development due to concerns of parking. The full response is as follows for member's information;

*'GLPC had previously objected to the application unless a condition was imposed; to remove permitted development rights allowing the conversion of the garage to dwelling house accommodation.'*

*'Council agreed the conditional objection and the condition would no longer be required by GLPC; as the development was confined to a rear extension, and did not increase the number of bedrooms'.*