

DEVELOPMENT CONTROL PANEL

21 MARCH 2019

COUNCILLORS' ADDITIONAL PAPERS -

INDEX OF DOCUMENTS CIRCULATED AFTER PUBLICATION OF THE AGENDA

1. **Speaking Commitment (Page 2)**
2. **Item 4a - 19/00200/FUL**
Land Adjacent To, 80 Walton Road, Wavendon, Milton Keynes
 - i. Officer Update (**Pages 3 to 6**)
3. **Item 4b - 19/00018/FUL**
12 Savoy Crescent, Central Milton Keynes
 - i. Officer Update (**Pages 7 to 8**)

SPEAKING LIST
DEVELOPMENT CONTROL PANEL – 21 MARCH 2019

ITEM	ADDRESS	REQUESTS TO SPEAK IN OBJECTION	TIME ALLOCATED	RIGHT OF REPLY OR SPEAKERS IN FAVOUR	TIME ALLOCATED
4b - 19/00018/FUL	12 Savoy Crescent, Central Milton Keynes, Milton Keynes	Cllr J Muncaster (CMK Town Council)	3 mins	Mr S Brown (Applicant)	3 Mins

Application Number: 19/00200/FUL

Description Re-submission of 18/02501/FUL; for development of two houses & associated garaging at land off Walton Road, Wavendon.

AT Land Adjacent To, 80 Walton Road, Wavendon, Milton Keynes, MK17 8LW,

FOR Mr Michael Schwartz

Target: 25 March 2019

Extension of Time: No

Ward: Danesborough and Walton

Parish: Wavendon

Report Author/Case Officer: Luke Gledhill
Planning Officer

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Team Manager: Nikolaos Grigoropoulos,
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Plan: MK

1.0 The Council have now received the Inspectors final report into Plan: MK and the Inspector has concluded that Plan: MK, as amended by main modifications, is sound and provides an appropriate basis for the planning of the Borough up to 2031. The plan was taken to Cabinet on the 5th March 2019 and approved and will go to Full Council on the 20th March 2019 for approval and adoption. The Councils decision on the adoption of Plan: MK shall be reported at the DCP meeting on the 21nd March 2019. If adopted, Plan: MK will be part of the statutory development plan for Milton Keynes. As such, it is recommended that the suggested conditions, should planning permission be granted, are updated to reflect the policies in Plan: MK in order to meet the six tests.

Suggested Conditions

2.0 Should Plan: MK be adopted, it is recommended that Suggested Conditions 2-9 & 11 in the officer's committee report are updated as follows:

2. *Notwithstanding the approved drawings, no development shall take place above slab level until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include existing trees and/or hedgerows to be retained and/or removed accurately shown with root protection areas; existing and proposed finished levels or contours; means of enclosure; visibility splays; areas of hard surfacing materials; proximity between street lights and tree planting; pedestrian access and circulation areas; civic space / public park furniture, play equipment, bins etc.; proposed and existing functional services above and below ground such as cables, pipelines, substations. Soft landscape works shall include planting plans at a minimum scale of 1:200 with schedules of plants noting species, plant supply sizes and proposed densities; written specifications (including cultivation and other operations associated with tree, plant and grass establishment; and the implementation programme. Development shall be carried out in accordance with the approved details. If within a period of two years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity. All hard and soft landscape works shall be carried out prior to the occupation of the building(s) or the completion of the development whichever is the sooner or in accordance with a programme agreed in writing with the Local Planning Authority.*

Reason: To protect significant trees and hedgerows, safeguarding the character of the area and preserving habitat and to minimise the effect of development on the area in accordance with Policies NE4 and NE5 and Policy D1 of the adopted Plan:MK (2019).

3. *Prior to the initial occupation of the development the new means of access shall be sited and laid out in accordance with the approved drawing and constructed in accordance with Milton Keynes Council's guide note "Residential Vehicle Crossing 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 access in accordance with Policy D1 of the adopted Plan:MK (2019).

4. *Notwithstanding the approved details, no development shall take place above slab level until details of the proposed boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The details shall include a boundary treatment plan (at a minimum scale of 1:500) detailing the position of all proposed boundary treatment and annotated or accompanied by a schedule specifying the type, height, composition, appearance and installation method of boundary treatment throughout the site. The development shall be carried out in accordance with the approved*

details prior to the occupation of any part of the development and shall thereafter be retained in that form.

Reason: To provide adequate privacy, to protect the external character and appearance of the area and to minimise the effect of development on the area in accordance with Policies D1 and D2 of the adopted Plan:MK (2019).

5. The biodiversity enhancements and any on-site procedures associated with biodiversity set out within the submitted Technical Briefing Note, Biodiversity Enhancement Plan and approved plans shall be carried out at the appropriate time prior to, during and post development, as specified within those documents.

Reason: To maintain and enhance local biodiversity and ecology in accordance with Policy NE3 of the adopted Plan:MK (2019).

6. Prior to the initial occupation of the development the visibility splays shown on the approved drawings have been provided on both sides of the access and the area contained within the splays shall be kept free of any obstruction exceeding 0.6m in height above the nearside channel level of the carriageway thereafter.

Reason: To provide adequate inter-visibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access Policies D1 and CT3 of the adopted Plan:MK (2019).

7. Prior to the occupation of the development hereby permitted the car parking area shown on the approved drawings shall be constructed, surfaced and permanently marked out. The car parking area so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose thereafter.

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway in accordance with Policies SD1, D1 and CT10 of the adopted Plan:MK (2019).

8. The development hereby approved shall be carried out in accordance with the materials specified on the approved plans.

Reason: To ensure that the new work complements the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with Policies D1, D2, D3, D4 and SD1 of the adopted Plan:MK (2019)

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), the proposed rear-most first floor window in

the northeast elevation of house 1 serving a bedroom and the proposed first floor window in the southwest elevation of house 2 serving an en-suite shall be obscurely glazed to a minimum level 3 within the Pilkington range of Textured Glass or equivalent and be non-opening below 1.7 metres from finished floor level. These windows shall thereafter be maintained in this condition at all times and shall not be altered to clear glazing or opening without the specific grant of planning permission from the Local Planning Authority.

Reason: To preserve the amenity and privacy of the adjoining residential occupiers in accordance with Policy D5 of the adopted Plan: MK (2019).

11. All existing trees, woodlands and hedgerows to be retained as shown on the approved plans shall be fully protected in accordance with the latest British Standards (currently BS 5837:2012 'Trees in relation to design, demolition and construction-Recommendations') by the time construction begins in accordance with the tree protection measures specified on drawing no. 18331/04 revision A. Signs informing of the purpose of the fencing and warning of the penalties against destruction or damage to the trees and their root zones shall be installed at minimum intervals of 10 metres and a minimum of two signs per separate stretch of fencing.

Reason: To protect significant trees and hedgerows, safeguarding the character of the area and preserving habitat and to minimise the effect of development on the area in accordance with Policies NE2, NE5, D1, D2, D5 and SD1 of the adopted Plan: MK (2019).

3.0 SUPERFLUOUS CONDITION

Condition 10 on the officer's committee report (biodiversity) is a duplication (with slightly different wording) of condition 5 (biodiversity) in the report. It is suggested that condition 10 be removed from the decision if members are minded to grant planning permission.

Application Number: 19/00018/FUL

Description New replacement external pod/ extension with retractable roof and screens to south east external elevation

AT 12 Savoy Crescent, Central Milton Keynes, Milton Keynes, MK9 3PU

FOR Bella Italia C/o Casual Dining Group Ltd

Target: 28 March 2019

Extension of Time: Yes

Ward: Central Milton Keynes

Parish: Central Milton Keynes
Town Council

Report Author/Case Officer: Lakeisha Peacock
Planning Officer

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Team Manager: Nikolaos Grigoropoulos,
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Plan: MK

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Suggested Conditions

2.0 Should Plan: MK be adopted, it is recommended that Suggested Condition 2 is updated as follows:

The external surfaces of the development hereby permitted shall be constructed only of materials of a type and colour which match those of the existing building except where indicated otherwise on the approved drawings.

Reason: To ensure that the new work complements the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with Policies D2 and D3 of the adopted Plan: MK (2017).