

DEVELOPMENT CONTROL COMMITTEE

4 FEBRUARY 2021

COUNCILLORS' ADDITIONAL PAPERS

INDEX OF DOCUMENTS CIRCULATED AFTER PUBLICATION OF THE AGENDA

- 1. Item 6 - 20/02188/OUT - Woburn Sands Emporium, Newport Road, Wavendon, Milton Keynes**

Officer Update (Pages 2 to 3)

Application Number: 20/02188/OUT

Description Outline application, with the matters of appearance and landscape reserved, for the demolition of existing storage shed and the erection of a 96 bedroom care home with parking and associated development (re-submission of application 20/00284/OUT)

At Woburn Sands Emporium, Newport Road, Wavendon, Milton Keynes, MK17 8UF

For Mr Sehmi

Statutory Target: 13/01/2020

Extension of Time: Yes – 19/02/2020

Ward: Danesborough and Walton

Parish: Wavendon Parish Council

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UPDATE PAPER

1.0 RECOMMENDATION

- 1.1 Subject to the completion of a section 106 (s106) agreement securing the obligations and terms set out in this report, permission be **granted** subject to the conditions set out in the Officer's report as modified in the update paper below (and via any verbal update to the Committee).
- 1.2 In the event that the s106 agreement is not completed within 28 days following the Committee's resolution, the Head of Planning be delegated authority to extend the period for completion of the s106 agreement, or, in consultation with the Chair and Vice Chairs, refuse permission.

2.0 ALTERATION TO WORDING OF CONDITION 6

- 2.1 Following further consideration, Officers recommend that the wording of Condition 6, as set out in section 9 of the Officer report, be amended as follows:

6. "~~No-The~~ building ~~or use~~ hereby permitted shall not be occupied ~~or the use commenced~~ until the ~~car~~/vehicle parking areas as shown on the approved plans ~~has~~have been constructed, surfaced and permanently marked out. The ~~car~~ vehicle parking areas so provided shall be maintained as a permanent ancillary to serve both the garden centre and care home~~the development~~ and shall be

used for no other purpose thereafter nor sold off or sub-let separate to these uses.

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 Plan:MK (2019).

- 2.2 This amended wording is proposed in the interest of ensuring that, when necessary, the car parking area can be used in a flexible manner to accommodate cars associated with both the care home and garden centre.

3.0 CLARIFICATION OF URBAN DESIGN OFFICER'S 'ADDITIONAL COMMENTS'

- 3.1 Section 5.6 of the Officer's report details a summary of the 'initial' and 'additional' comments made by the Urban Design Officer.
- 3.2 The third paragraph of the 'additional comments' sub-section states that the Urban Design Officer "[does] not feel the building is of an appropriate scale in relation to other buildings in the immediate vicinity [...]."
- 3.3 This is an error. In accordance with the verbatim comments set out in Section A1.6, the Urban Design Officer *does* "feel the building is of an appropriate scale in relation to other buildings within the immediate vicinity [...]."