



Minutes of the SPECIAL meeting of the DEVELOPMENT CONTROL COMMITTEE held on MONDAY 29 APRIL 2013 at 7.00 pm.

Present: Councillor White (Chair)
Councillors: Bint, Bradburn, Exon, Ferrans, Hawthorn, Kennedy, Legg, McLean and Middleton.

Officers: N Fenwick (Assistant Director [Planning and Transport A Horner (Head of Development Management), J Fox (Development Management Team Leader Strategic Applications), D Hill (Chief Executive), D Kirk (Senior Planning Officer), A Swannell (Senior Engineer), S Briglalsingh (Senior Solicitor), and D Imbimbo (Committee Manager).

Number of Public Present: 120

Also Present Councillors Bramall, Dransfield, A Geary Jury, and C Williams.

Apologies Councillors Eastman and Hopkins

DCC113 CHAIRMANS WELCOME

The Chair welcomed Members, Officers and public and explained the procedures to be adopted.

DCC114 DECLARATIONS OF INTEREST.

Councillor White declared a non-prejudicial interest in so far as he had carried out work for a company that had prepared a presentation on behalf of Badminton England. He had no involvement in that matter.

Councillor Bint asked that it be recorded that he was the Cabinet Member for Transport and held a general interest in that respect.

Councillor Dransfield declared a general interest as a Trustee of MK Dons Sport and Education Trust and membership of Sport MK.

Councillor White asked that it be recorded that Members had been shown a presentation by Badminton England in advance of the meeting.

DCC115**REPRESENTATIONS ON PLANNING APPLICATIONS**

Mr S Kirkham (Chair of Loughton Residents Association), Mr D Tunney, Mr A Regan, Ms. Z Nolan, Dr Clements, Mr A Reavill, and Councillor P Todd (Chair Loughton Parish Council) spoke in objection to applications:

13/00267/FUL Construction of a new National Badminton Centre including an arena of 17 x badminton courts and 6 x indoor tennis courts; 6 outdoor courts; associated fitness and conference facilities; administrative and overnight accommodation together with ancillary uses; associated car parking and landscaping works at Land Adjacent To MK Bowl , Watling Street H7 To H8, Elfield Park

13/00266/OUT Demolition of the existing National Badminton Centre, health club and residential accommodation block and outline planning consent for a C3 residential development consisting of up to 104 units including the retention of the existing farmhouse building at National Badminton Centre, 96 Bradwell Road, Loughton Lodge

Mr N Rawlings (Applicants Agent [Savilles]), Mr D O'Neil (Applicants Agent [Northolt, Project Manager]) Mr C Adcock (Applicants Agent) Mr C Folkard (Applicants Agent) and Mr Adrian Christy (Applicant [Chief Executive, Badminton England]) exercised the right of reply.

Councillor Dransfield spoke in support of the applications.

Councillor C Williams spoke in support of application 13/00267/FUL

DCC116**PLANNING APPLICATIONS – 13/00267/FUL AND 13/00266/OUT**

The Committee heard from the Assistant Director (Planning, and Transport) that applications 13/00267/FUL, and 13/00266/OUT were inextricably linked in so far as the former could not be achieved without the funding provided by the latter which was an enabling development, it was hoped that if approved the development would be completed by May 2015 to allow adequate training time in advance of the 2016 Olympic Games. This linkage between the applications was reflected in the proposed Section 106 agreement. Members were asked to weigh up the benefits proposed by the development of an improved National Badminton Centre over the reduced S106 contributions and lack of affordable housing provision within the scheme.

The Committee was further advised that in respect of application 13/00267/FUL the main issues related to the following matters;

1. The principle of the Development (Taking account of Policies L1 and L12)
2. Highway and parking capacities
3. The impact on surrounding developments (Residential), and,
4. Section 106 planning obligations

In respect of application 13/00266/OUT the main issues related to;

1. The Principle of development
2. The Density, design and scale of the proposed development
3. The impact on highways and transport, and,
4. The proposed reduced Section 106 contributions and no provision of affordable housing.

In particular the Committee heard that in respect of application 13/00266/OUT if it were not linked to the development of the new facility a full Section 106 contribution and affordable housing would be required, but that as an enabling development to support other policies and objectives this could be treated as a material consideration.

It was noted that the design and layout of any development under application 13/00266/OUT would be subject to later consideration.

The Committee heard that both applications were recommended for approval subject to conditions and a S106 agreement.

The Committee heard objections on the following grounds;

- As a standalone Application 13/00266/OUT would be recommended for rejection as it failed to satisfy Local and National Planning policies,
- The proposal was not in keeping with the area,
- The proposed development would dominate the landscape and 'urbanise' an otherwise rural lake setting,
- The proposal failed to deliver adequate parking provision,
- Heritage assets were not protected,
- The site and setting was more suitable for a smaller number of prestigious properties,
- The Section 106 arrangement would 'short-change' the people of Milton Keynes as rather than a £2.2m contribution that should be payable, less than £800k was proposed.
- A full S106 valuation needed to be conducted,
- Affordable housing should be provided within the scheme.
- A single traffic survey was inadequate to determine the true impact of the proposal.

- The Junction of Bradwell Road and Danstead Way would not support an increase in traffic volume,
- There would be considerable disruption to local residents over several years during the construction period,
- There had been insufficient measures undertaken to inform the public of the proposals,
- The Councils own guidance on planning matters had not been followed,
- The impact on the environment had been misrepresented in reports,
- The removal of the existing centre and gym would see much needed facilities lost,
- The proposals failed to protect wildlife,
- The local Doctors surgery would be inadequate to cater for the increased population should the proposal go ahead,
- There was insufficient provision for protecting trees, in particular a large number of silver birch on the site,
- Badminton represented a minor sport and did not justify the relaxation of local policy to accommodate,
- The developer was a private company with profit making intention and therefore the S106 contributions liabilities should be met in full,
- There was overwhelming local opposition to the scheme,
- The proposed development (13/00266/OUT) would take place on land designated for leisure facilities and open space,
- The proposals failed to take account of heritage assets of which there were two on site dating back to 1750, these were in good repair and could easily be preserved within a scheme, and,
- It was wrong to sell parkland for residential development by a private enterprise.

The Committee heard representations from the applicants and their agents refuting the claim that the developers were a 'for profit organisation', and that the Badminton England proposals were compliant with New Town policies.

The Agents told the Committee that the original proposal to create 140 dwellings had been reduced to 104 to seek to make the scheme more acceptable and would be complimented by traffic calming initiatives. The aspiration of Badminton England was to develop a training facility of the highest order to meet the needs of the 2016 Olympic Team at the same time as provide community facilities. This could only be achieved by the proposals set out in application 13/00267/OUT as an enabling development to provide adequate funding.

The Committee heard that there was no scope for further Section 106 funding if the scheme was to be viable.

The Committee heard from Councillor C Williams who asked that the Committee support the proposals as they provided much needed facilities in the area and this was a unique opportunity that should be taken by the Committee. Councillor Dransfield told the Committee that the proposed development was below average density and as an open space not of high quality and therefore presented the best option for the area to allow the adequate funding to be realised.

The Committee heard from the Senior Planning Officer that notice of the development proposals had been published and posted in compliance with all recognised procedures.

The Officer further reported that since preparing the report representations had been received in respect of the lack of bus stop facilities and bus routes within the proposals in compliance with policy, she told the Committee that this could be addressed by way of an amendment to the S106 agreement.

The Committee heard that earlier objections raised by the environment agency had been withdrawn subject to conditions being agreed to address the concerns held.

The Committee heard that the Barn and Farmhouse categorised as 'Heritage Assets' were not listed and did not lie within a conservation area, therefore conditions could not be applied in respect of these although the Committee might consider an informative.

On the basis of the withdrawal of the objections by the Environment Agency the recommendations to had been revised to read;

1. That subject to the completion of a section 106 agreement as detailed below application 13/00267/FUL be permitted subject to the conditions set out in section 5 of the report for the application and additional conditions relate to surface water drainage, storm water drainage, full details of the external tennis courts including surface and lighting and highway conditions.
2. That subject to the completion of a section 106 agreement as detailed below application 13/00266/OUT be permitted, subject to the conditions set out in section 5 of the report for

the application and additional conditions relating to noise protection measures, protected species and mitigation measures set out in the update report.

3. That a S106 legal agreement, as detailed below, be agreed in respect of applications 13/00267/FUL and 13/00266/OUT to include the following clauses;

(i) That applications 13/00266/OUT and 13/00267/FUL be linked in terms of the S106 agreement to ensure that the housing development does not commence until the building contract for the construction of the new national badminton centre is let;

(ii) That the new sports building is not to be occupied until a contract for a suitable alternative cycling track is let; to mitigate for the section lost by this development, on the 'Bowl site' or elsewhere.

(iii) Financial contributions towards the following be agreed:

Education contribution	£500,000
Local Play capital	£90,493
Local Play maintenance	£64,350
Toucan crossing for cyclists and pedestrians	£30,000
Access Rd platforms x 2 estimate	£50,000
Pedestrian crossing estimate	£25,000
Redway extension at £50 per metre estimate	£7,000
Footway as required by MKC	£13,500
	£780,343

(iv) An overage arrangement is agreed, based on either profit or net sales value being achieved by the housing developer then a percentage is returned to the Council and used towards mitigating the impact of the development on existing infrastructure, community facilities.

It was further recommended that the following additional conditions be agreed;

In respect of application 13/00266/OUT;

1. Prior to the commencement of the development hereby permitted a scheme providing for the insulation of the proposed dwellings against the transmission of external noise shall be submitted to and approved by the Local Planning Authority. The works thereby approved shall be completed before any of the permitted dwellings are occupied and be

retained thereafter.

Reason: To safeguard the future occupiers of the dwellings from disturbance from significant noise sources in the vicinity.

2. Details of a solid barrier to protect external gardens from noise shall be submitted to and approved by the Local Planning Authority. The works thereby approved shall be completed before any of the permitted dwellings are occupied and be retained thereafter.

Reason: To safeguard the future occupiers of the dwellings from disturbance from significant noise sources in the vicinity.

3. Prior to the commencement of development a plan that mitigates for the loss of wild bird habitat shall be submitted to and approved by the Local Planning Authority. The approved scheme shall thereafter be implemented.

Reason: To ensure that bird nesting opportunities are incorporated into any development

4. The Wildlife corridor and an additional 5 metre buffer strip shall remain unlit. All external lighting shall be kept to a minimum and directed away from the Wildlife Corridor. Prior to the commencement of development a lighting plan shall be submitted to and be approved by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the related dwellings

Reasons: In accordance with policy NE1 of the Milton Keynes Local Plan 2001 -2011

5. A minimum of 20 roosting features for a range of bat species shall be incorporated into buildings on the north - east section of the development. Prior to the commencement of development a plan detailing these features shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be thereafter implemented.

Reason: To ensure that the development includes biodiversity enhancements in accordance with policy NE3 of the Milton Keynes Local Plan 2001 – 2011.

6. If works do not commence by April 2015 then reptile surveys shall be updated and submitted to and approved by the Local Planning Authority. Any mitigation measures shall thereafter be implemented.

Reason: In the interests of protected species and to accord with policy NE1 of the Milton Keynes Local Plan 2001 – 2011

7. Prior to the commencement of development a landscape plan detailing a net gain in benefits for wildlife shall be submitted to and approved the Local Planning Authority. The approved scheme shall be implemented within the agreed timeframe.

Reason: To ensure that the development includes biodiversity enhancements in accordance with policy NE3 of the Milton Keynes Local Plan 2001 - 2011

In respect of application 13/00267/FUL the Officer recommended the following additional conditions;

1. No other part of the development shall commence until such time as details of the access roads, car parks, drop-off areas, pedestrian walkways, pedestrian crossings and coach parking have been submitted to and approved in writing by the local planning authority. The proposed development shall not be brought into use until the above named areas have been laid out and constructed in accordance with the approved details.

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

2. The scheme for parking indicated on drawing number 12738:P04:G shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off and park clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway. (See section 5 - condition 15)

3. No other part of the development shall commence until such time as details of the covered and secure cycle parking facilities have been submitted to and approved in writing by the local planning authority. The proposed development shall not be brought into use until the covered and secure cycle parking facilities have been laid out and constructed in accordance with the approved details.

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

4. Prior to occupation that secondary access shall be closed by means of a lockable gate. The gate will only be opened to allow the passage of traffic from the proposed development on occasions when events that attract an audience in excess of 2,000 spectators are held. The egress of traffic from the secondary access at those times will be by manual means following consultation with Thames Valley Police.

Reason: In order to minimise danger, obstruction and inconvenience to users of the public highway and of the secondary access.

5. No other part of the development shall commence until such time as an Events Management Plan has been submitted to and approved in writing by the Local Planning Authority. No event with more than 500 spectators present shall be held at the proposed development until such time as the Events Management Plan has been implemented and any approved measures have been secured.

Reason: In order to minimise danger and inconvenience to users of the highway and of the proposed development

6. No other part of the development shall commence until such time as details of bin/recycling stores have been submitted to and approved in writing by the Local Planning Authority. The proposed development shall not be brought into use until such time as the bin stores have been laid out and constructed in accordance with the approved details.

Reason: To ensure that there is adequate bin/recycling facilities to serve the development

7. Full details of the external tennis courts (including surface and any required lighting and any alternative uses) shall be submitted to and approved by the Local Planning Authority prior to commencement of the development.

Reason: In the interests of the adjacent residential amenities

8. Prior to the commencement of development details of the storm water design and construction proposals shall be submitted and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the building.

Reason: To ensure the storm water drainage to serve the site would be adequate

9. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include:

- (i) Full storm event simulation results (for the post development situation) with appropriate inputs and parameters demonstrating the surface water runoff rates for the QBAR, Q30, Q100 and Q100 plus climate change storm events, of the critical storm season and duration;

- (ii) Full results of proposed drainage system modelling in the above-referenced;
- (iii) Storm events, inclusive of all collection, conveyance, storage, flow control and disposal elements, together with an assessment of the system performance;
- (iv) Full details of the proposed attenuation proposals (design, volume and flow control measures). This should be based upon the green-field discharge rates established using the IOH124 methodology.
- (v) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions, and pipe reference numbers;
- (vi) Details of overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites;
- (vii) Full details of the maintenance and/or adoption of the system inclusive of all collection, conveyance, storage, flow control and disposal elements.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these

It was recommended that an amended Condition 26 be agreed to read:

“A full arboricultural impact assessment, tree protection plan and arboricultural method statement all in accordance with BS 5837: 2012 'Trees in relation to design, demolition and construction - Recommendations' for all the trees within the site or adjacent to the site which will or could be affected by the proposals or which could have an influence on foundation design shall be submitted to and approved by the Local Planning Authority. The approved scheme shall thereafter be implemented.”

Reason: To ensure adequate protection of trees to be retained.

Councillor White proposed a motion in support of the Officers recommendation, which was seconded by Councillor McLean.

Members recognised that the schemes failed to meet the usual requirements in respect of the Section 106 contributions but also appreciated that if Milton Keynes was to secure a national sporting facility this would have to be accepted if the aspirations to a develop the town as an International Sporting venue was to be achieved.

Members expressed concern that there was a lack of bus stop facilities at the site of the proposed development of land at the Bowl,

(13/00267/FUL) and thereby the scheme failed to provide adequate public transport from the railway station or other transport hubs and it was proposed by Councillor Exon and seconded by Councillor Ferrans that an additional clause be added to the S106 agreement to require the provision of bus shelters.

Members heard from the Senior Highways Engineer that the traffic survey demonstrated that application 13/00266/OUT would generate an increase in daytime trips of two and a decrease in evening trips of 45. The Committee heard that had application 13/00266/OUT been considered as a standalone application it would not justify any conditions or requirements to improve the junction of Bradwell Road with the H4 Danstead Way.

Members also expressed concern at the lack of provision of social housing; it was proposed by Councillor Ferrans that there be an amendment to clause iv. of the S106 agreement to require that any overage following the completion of the development proposed under application 13/00266/OUT be made available for social housing within the borough, this was seconded by Councillor Exon.

Members recognised that the preservation of the Heritage Assets on the site could not be conditioned but Councillor Exon proposed that an informative be added to the determination to seek to preserve as much of them as possible once the detailed scheme design was submitted, this was seconded by Councillor White.

Councillor Ferrans also proposed that a further informative be added to require the design of dwellings in respect of application 13/00266/OUT to incorporate adaptations for disabled and elderly persons, which was seconded by Councillor Exon.

The motion to include a clause for the provision of bus shelters within the Section 106 agreement was put to the vote and it was carried unanimously.

The motion to amend clause (iv) of the S106 agreement to use overage to fund social housing within the Borough was put to the vote and it was carried.

The motion to include an informative to require design and development under application 13/00266/OUT to include adaptations for Elderly and disabled persons was carried.

The motion to include an informative to require any design proposals under application 13/00266/OUT to seek to preserve the heritage assets on the site was carried unanimously.

The motion to permit application 13/00266/OUT subject to a S106 agreement as detailed above and subject to the amendments detailed above, together with the conditions detailed in the Officers report and the additional conditions as detailed above, and the informatives as above, was put to the vote and it was carried unanimously.

The motion to permit application 13/00267/FUL subject to the S106 agreement as detailed above and subject to the amendments as detailed above, together with the conditions as detailed in the Officers report including the amendment to condition 26 as above, together with the additional conditions as detailed above was put to the vote and it was carried unanimously.

The motion to grant the applications subject to a S106 agreement as detailed above together with the additional requirement to provide bus shelters as detailed above and an amendment to clause iv. to include the use of overage for social housing within Milton Keynes was put to the vote and was carried unanimously, and it was;

RESOLVED: -

1. That subject to the completion of a section 106 agreement as detailed below application 13/00267/FUL be permitted subject to the conditions set out in section 5 of the report for the application together with additional conditions to read;

(a) No other part of the development shall commence until such time as details of the access roads, car parks, drop-off areas, pedestrian walkways, pedestrian crossings and coach parking have been submitted to and approved in writing by the local planning authority. The proposed development shall not be brought into use until the above named areas have been laid out and constructed in accordance with the approved details.

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

(b) The scheme for parking indicated on drawing number 12738:P04:G shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off and park clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway. (See section 5 - condition 15)

(c) No other part of the development shall commence until such time as details of the covered and secure cycle parking facilities have been submitted to and approved in writing by the local planning authority. The proposed development shall not be brought into use until the covered and secure cycle parking facilities have been laid out and constructed in accordance with the approved details.

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

- (d) Prior to occupation that secondary access shall be closed by means of a lockable gate. The gate will only be opened to allow the passage of traffic from the proposed development on occasions when events that attract an audience in excess of 2,000 spectators are held. The egress of traffic from the secondary access at those times will be by manual means following consultation with Thames Valley Police.

Reason: In order to minimise danger, obstruction and inconvenience to users of the public highway and of the secondary access.

- (e) No other part of the development shall commence until such time as an Events Management Plan has been submitted to and approved in writing by the Local Planning Authority. No event with more than 500 spectators present shall be held at the proposed development until such time as the Events Management Plan has been implemented and any approved measures have been secured.

Reason: In order to minimise danger and inconvenience to users of the highway and of the proposed development

- (f) No other part of the development shall commence until such time as details of bin/recycling stores have been submitted to and approved in writing by the Local Planning Authority. The proposed development shall not be brought into use until such time as the bin stores have been laid out and constructed in accordance with the approved details.

Reason: To ensure that there is adequate bin/recycling facilities to serve the development

- (g) Full details of the external tennis courts (including surface and any required lighting and any alternative uses) shall be submitted to and approved by the Local Planning Authority prior to commencement of the development.

Reason: In the interests of the adjacent residential amenities

- (h) Prior to the commencement of development details of the storm water design and construction proposals shall be submitted and approved in writing by the Local Planning Authority. The approved scheme shall be

implemented prior to the first occupation of the building.

Reason: To ensure the storm water drainage to serve the site would be adequate

- (i) Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include:

- (i) Full storm event simulation results (for the post development situation) with appropriate inputs and parameters demonstrating the surface water runoff rates for the QBAR, Q30, Q100 and Q100 plus climate change storm events, of the critical storm season and duration;
- (ii) Full results of proposed drainage system modelling in the above-referenced;
- (iii) Storm events, inclusive of all collection, conveyance, storage, flow control and disposal elements, together with an assessment of the system performance;
- (iv) Full details of the proposed attenuation proposals (design, volume and flow control measures). This should be based upon the green-field discharge rates established using the IOH124 methodology.
- (v) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions, and pipe reference numbers;
- (vi) Details of overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites;

- (vi) Full details of the maintenance and/or adoption of the system inclusive of all collection, conveyance, storage, flow control and disposal elements.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these

And an amended Condition 26 to read;

A full arboricultural impact assessment, tree protection plan and arboricultural method statement all in accordance with BS 5837: 2012 'Trees in relation to design, demolition and construction - Recommendations' for all the trees within the site or adjacent to the site which will or could be affected by the proposals or which could have an influence on foundation design shall be submitted to and approved by the Local Planning Authority. The approved scheme shall thereafter be implemented.

Reason: To ensure adequate protection of trees to be retained.

- 2. That subject to the completion of a section 106 agreement as detailed below application 13/00266/OUT be Permitted subject to the conditions set out in section 5 of the report for the application and additional conditions relating to noise protection measures, protected species and mitigation measures set out below.

- (a) Prior to the commencement of the development hereby permitted a scheme providing for the insulation of the proposed dwellings against the transmission of external noise shall be submitted to and approved by the Local Planning Authority. The works thereby approved shall be completed before any of the permitted dwellings are occupied and be retained thereafter.

Reason: To safeguard the future occupiers of the dwellings from disturbance from significant noise sources in the vicinity.

- (b) Details of a solid barrier to protect external gardens from noise shall be submitted to and approved by the Local Planning Authority. The works thereby approved shall be completed before any of the permitted dwellings are occupied and be retained thereafter.

Reason: To safeguard the future occupiers of the dwellings from disturbance from significant noise sources in the vicinity.

- (c) Prior to the commencement of development a plan that mitigates for the loss of wild bird habitat shall be submitted to and approved by the Local Planning Authority. The approved scheme shall thereafter be implemented.

Reason: To ensure that bird nesting opportunities are incorporated into any development

- (d) The Wildlife corridor and an additional 5 metre buffer strip shall remain unlit. All external lighting shall be kept to a minimum and directed away from the Wildlife Corridor. Prior to the commencement of development a lighting plan shall be submitted to and be approved by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the related dwellings

Reasons: In accordance with policy NE1 of the Milton Keynes Local Plan 2001 -2011

- (e) A minimum of 20 roosting features for a range of bat species shall be incorporated into buildings on the north - east section of the development. Prior to the commencement of development a plan detailing these features shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be thereafter implemented.

Reason: To ensure that the development includes biodiversity enhancements in accordance with policy NE3 of the Milton Keynes Local Plan 2001 – 2011.

- (f) If works do not commence by April 2015 then reptile surveys shall be updated and submitted to and approved by the Local Planning Authority. Any mitigation measures shall thereafter be implemented.

Reason: In the interests of protected species and to accord with policy NE1 of the Milton Keynes Local Plan 2001 – 2011

- (g) Prior to the commencement of development a landscape plan detailing a net gain in benefits for wildlife shall be submitted to and approved the Local Planning Authority. The approved scheme shall be implemented within the agreed timeframe.

Reason: To ensure that the development includes biodiversity enhancements in accordance with policy NE3 of the Milton Keynes Local Plan 2001 – 2011

INFORMATIVES;

- (a) The farmhouse and barn are heritage assets and shall be retained if at all possible as part of any reserved matters application.
 - (b) The housing layouts and designs shall include adaptations for the elderly and disabled persons
3. That a S106 legal agreement, as detailed below, be agreed in respect of applications 13/00267/FUL and 13/00266/OUT to include the following clauses;
- (a) That applications 13/00266/OUT and 13/00267/FUL be linked in terms of the S106 agreement to ensure that the housing development does not commence until the building contract for the construction of the new national badminton centre is let;
 - (b) That the new sports building is not to be occupied until a contract for a suitable alternative cycling track is let; to mitigate for the section lost by this development, on the 'Bowl site' or elsewhere.
 - (c) Financial contributions towards the following be agreed:

Education contribution	£500,000
Local Play capital	£90,493
Local Play maintenance	£64,350
Toucan crossing for cyclists and pedestrians	£30,000
Access Rd platforms x 2 estimate	£50,000
Pedestrian crossing estimate	£25,000
Redway extension at £50 per metre estimate	£7,000
Footway as required by MKC	£13,500
	£780,343

- (d) An overage arrangement is agreed, based on either profit or net sales value being achieved by the housing developer then a percentage is returned to the Council and used towards mitigating the impact of the development on existing infrastructure, community facilities and affordable housing elsewhere in Milton Keynes
- (e) Provision of bus stops on either side of Watling Street at a location to be agreed

THE CHAIR CLOSED THE MEETING AT 9:08PM