

## ITEM 4(a)

**Application Number:** 15/02596/FUL

**Description** Erection of part single storey, part two storey front and side extension to accommodate ancillary facilities for the night club, removal of continuous walkway and external staircase, removal of rainbow signage and improved parking and manoeuvring arrangements (part retrospective)

**AT** The Pink Punter, 2 Watling Street, Bletchley, Milton Keynes, MK2 2BS

**FOR** Pink Punters

**Target:** 22nd December 2015

**Extension of Time:** Yes

**Ward:** Bletchley East

**Parish:** Bletchley & Fenny  
Stratford Town Council

**Report Author/Case Officer:** Jeremy Lee  
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### 1.0 RECOMMENDATION

1.1 It is recommended that planning permission be granted subject to the conditions set out below.

### 2.0 INTRODUCTION

#### 2.1 The Site

2.2 This application appeared on the Agenda for 13th December 2018 Development Control Panel Meeting. At the meeting it was resolved to defer the application for one month to enable residents of the area to up-date their comments since the application was originally consulted on in 2015. This report is largely the same as appeared in the December Agenda, but it has been updated and amended in response to the additional comments that have been received since the original report was written. The application is being reported to Development Control Panel because of the number of objectors to the application.

2.3 The application property is situated on the south-eastern edge of Fenny Stratford. The application property consists of a large building of 1 to 5 stories with a large open car parking area to the south-east. The building is mainly used as a nightclub, but it also includes a 3 bedroom, manager's flat.

2.4 The application property is a prominent feature in the street scene as you approach Fenny Stratford from the south on Watling Street. The building is bulky and imposing with large balconies across the front and south-east side elevations. Both balconies feature large, rainbow coloured signage across their whole length.

2.5 The building was originally a Victorian Public House, but around 2006 its use as a nightclub commenced. A series of extensions have been added to the original building to the point where the original building forms less than half of the property. Some of those extensions were added whilst the property was still in use as a public house, but others have been added since the property became a nightclub.

2.6 The surrounding area is a mixture of small commercial uses and residential properties. The River Ouzel abuts the site, from where it is crossed by Watling Street at the south-eastern end of the site, before it turns north-east and forms the rear boundary of the site.

2.7 Over the years the Council has received numerous complaints from local residents regarding noise from the club and people arriving at and leaving. The site has a long planning history mainly relating to extensions and structures associated with the current use. Many of those applications have been retrospective for extensions/works which have been carried out either without planning permission or without adhering to the details of a planning permission.

## **2.8 The Proposal**

The current application seeks to address various concerns relating to extensions to the building that have been erected without planning permission since 2013 or not in accordance with a planning permission. The main breaches of planning control include:

1. A larger front extension and walkway which projects closer to the Watling Street to the front of the site
2. Increase in height (from 2 to 3 storey), alterations to fenestration and provision of balcony area on the extension approved 10/00515/FUL on the eastern side of the building
3. Enclosure, extension, alteration to previously approved car port and smoking shelter so that it now forms part of the building and includes a new lobby and administration area at ground floor and a larger smoking area and bar area at first floor level. This is effectively a new building
4. First and second floor extension to northern side of the building.
5. Numerous internal alterations which result in changes to the nightclub and associated dwelling position and layout.
6. Alterations to the car park layout to increase the number of parking spaces on site as well as create 4 taxi waiting/pick up spaces within the car park.

2.9 Many of the elements referred to in the current application drawings and supporting information, attempting to address those breaches of planning control, relate to issues which do not require planning permission as they involve the removal of unauthorised development or adverts. However there are elements which do require planning permission including:

1. The installation of balconies on the front and south-eastern side elevation of the building.
2. Elevational changes including the installation of railing along low walls on top of the balconies and areas of rendered walling.
3. Amendments to the car/cycle parking layout.

2.10 Elements which are referred to in the application and illustrated in the submitted drawings include reduction in size of the covered smoking area and removal of the rainbow symbol from the balconies.

### **3.0 RELEVANT POLICIES**

#### **National**

##### National Planning Policy Framework

Para 11 Presumption in favour of sustainable development  
Section 12 Achieving well-designed places

#### **Local**

##### Core Strategy

Policy CSA Presumption in favour of sustainable development

##### Milton Keynes Local Plan 2001-2011

Policy D1 Impact on Locality  
Policy D2 Design of buildings  
Policy T15 Parking

##### Supplementary Planning Guidance

Parking Standards SPG

### **4.0 MAIN ISSUES**

1. Impact upon the appearance of the building and the area in general.
2. Impact upon the amenities of local residents.

### **5.0 CONSIDERATIONS**

(An explanation of the main issues that have led to the officer recommendation)

#### **5.1 Principle**

The application is attempting to address a number of issues resulting from unauthorised development that has been carried out at the property. The fact that unauthorised development has taken place does not, in itself, imply that the development is unacceptable or means that further development cannot be acceptable. There is therefore no objection in principle to the proposal.

## **5.2 Impact on the appearance of the building and the area**

The building, as it currently stands, is imposing, with an austere, rather blocky appearance. The tall balconies give an almost industrial feel to the public facades of the building. These balconies are currently unauthorised. It is considered that the proposal to reduce the height and length of the balconies would result in features which would be more in proportion to the rest of the building and would complement the other architectural features of the building rather than dominate them as the existing balconies do. Although the balconies would have decorative railings on top of them so that the overall height would be no different to the existing balconies, the fact that the top 0.46 metres of balcony would be largely open would lighten the appearance of the balcony and allow views through to the architectural details of the main building.

5.3 The various unauthorised extensions have added to the bulk of the building. However, the most significant extensions have been made to the rear of the building where their visual impact is lessened because they are set back from the more visually prominent elements of the building and they are partially screened by tress along the river that curves round the building from the south. It is considered that the proposal would be a significant improvement of the current, unauthorised, situation and would not have a detrimental impact upon the appearance of the building or the area in general when compared with the building as currently approved.

## **5.4 Impact on the amenities of local occupiers**

Historically, the application property has generated a number of complaints, mainly related to noise disturbance, but also including parking problems associated with the use.

5.5 The noise problems largely related to customers outside the building, either leaving the club or milling around in the open areas around the building. However, on occasion, loud music from within the club also generated disturbance. No elements of the current proposal would, in themselves add to the likely noise generated from the property. Nevertheless, the additional floorspace created would enable the club to accommodate more customers and thereby increase the potential for nuisance from people arriving at/leaving the premises.

5.6 Advice provided by colleagues in Environmental Health indicates that improved sound insulation within the building and improved crowd management procedures introduced by the club's management in recent years has led to a considerable decrease in the number of complaints received. However, objections that have been received since the 13th December indicate that the problems have not been eradicated, particularly in relation to litter and anti-social behaviour in the streets around the application property.

5.7 Nevertheless, the current planning application needs to be considered in terms of the impact that the current proposal would have upon the amenities of local occupiers rather than the impact that the property as a whole has. The current proposal would result in less floorspace than is currently on the site, although still more than currently permitted. However, the increase in floorspace is relatively small in comparison to the site as a whole: an additional 242 square meters (73.5 square metres relate to the manager's flat)

are proposed to the property which already has (permitted) 1443 square meters of floorspace.

5.8 It is considered that the proposal would not significantly add to the impact on the amenities of local residents that the property already has.

### 5.9 Parking

The application site falls within Zone 3 in the Council's Parking SPD

Proposed use/floorspace	Proposed	Required
Commercial floor space including circulation space and smoking shelter @ 1 per 22 square metres	81 spaces plus 4 taxi bays	74 space
3 bed flat	3	3
<b>Total</b>	<b>84</b>	<b>77</b>

The proposal therefore meets the Council's car parking standards.

## 6.0 CONCLUSIONS

It is impossible not to sympathise with local residents and the impact the application property currently has on their amenities. However, it is considered that the current application would not significantly add to those problems and may reduce some of those problems. It is considered that the proposal represents an improvement in the appearance of the building in comparison with the current situation. It is recommended that planning permission be granted subject to the conditions set out below.

## 7.0 CONDITIONS

*(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable)*

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 91 of the Town and Country Planning Act 1990.

2. 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 Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D2 of the Milton Keynes Local Plan 2001-2011.

3. Within the three months from the permission of this planning application, the parking space(s) should be laid out and surfaced in accordance with the approved drawing B4 13 501 A hereby approved. Thereafter the parking spaces shall only be used for the parking of vehicles in connection with the development the subject of this permission.

Reason: To ensure safe access to the site in accordance with the provisions of Saved Policy T15 of the Milton Keynes Local Plan Adopted 2005.

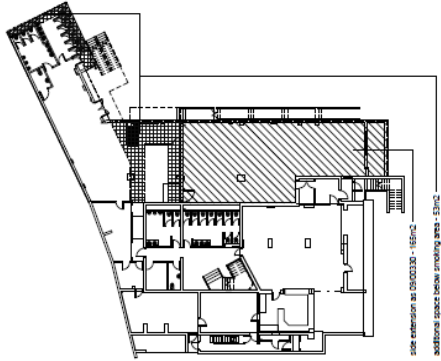
4. Within the three months from the permission of this planning application, proposed bicycle parking should be submitted to and approved in writing by the Local Planning Authority. Thereafter the marked area shall only be used as the cycle park in connection with the development the subject of this permission.

Reason: To ensure safe access to the site in accordance with the provisions of Saved Policy T15 of the Milton Keynes Local Plan Adopted 2005.

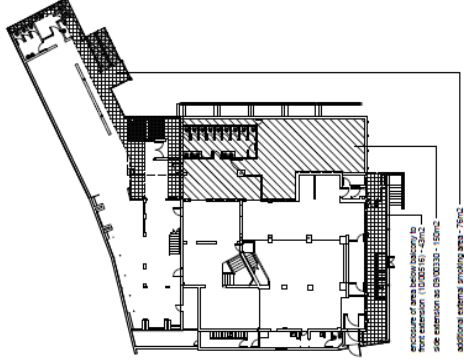


**Alterations and Extensions**

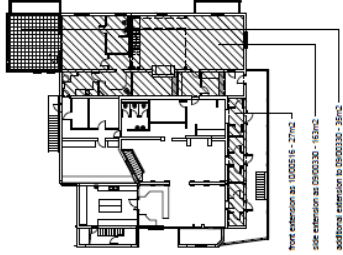
Previously approved extensions to building - 58sqm  
 Additions subject to retrospective approval - 34sqm



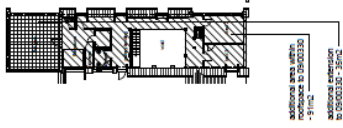
side extension as 05/00330 - 18sqm  
 additional space below existing area - 53sqm  
**Lower Ground Floor Areas**  
 1:200



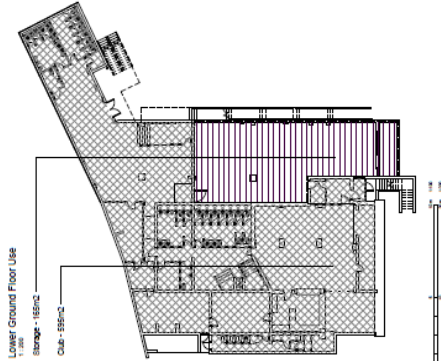
enclosure of area below balcony to front extension 11/00261 (6) - 48sqm  
 side extension as 05/00330 - 18sqm  
 additional external parking area - 79sqm  
**Ground Floor Areas**  
 1:200



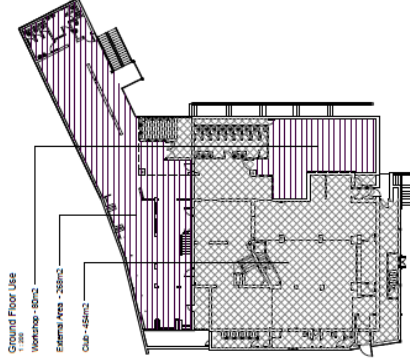
front extension as 05/00516 - 27sqm  
 side extension as 05/00330 - 18sqm  
 additional extension to 05/00330 - 30sqm  
**First Floor Areas**  
 1:200



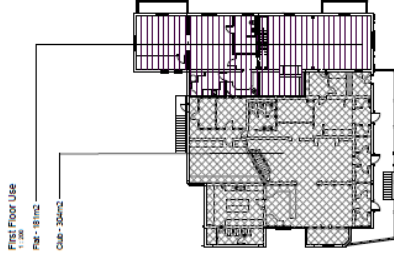
additional area with entrance to 05/00330 - 21sqm  
 additional extension to 05/00330 - 20sqm  
**ABC Areas**  
 1:200



**Lower Ground Floor Use**  
 1:200  
 Storage - 18sqm  
 Club - 55sqm



**Ground Floor Use**  
 1:200  
 Workshop - 85sqm  
 External Area - 38sqm  
 Club - 45sqm



**First Floor Use**  
 1:200  
 Bar - 81sqm  
 Club - 24sqm

**FLOOR AREAS**

- Club - 1,351sqm
- External Area - 288sqm
- Workshop - 85sqm
- Total Gross Area Non Residential - 1,966sqm
- Parking @ 1:125 D/A - 85 spaces

4. 5.8 Area/Level

Standard South A1512, 1512  
 Minimum slope above and below area level 50:50  
 1:100  
 1:200  
 1:50  
**THE PINKPANTERS - 2 WATLING ST BLETCHLEY**  
 Alterations and Extensions  
 B 4.13 505 A





## **Appendix to 15/02596/FUL**

### **A1.0 RELEVANT PLANNING HISTORY**

*(A brief outline of previous planning decisions affecting the site – this may not include every planning application relating to this site, only those that have a bearing on this particular case)*

09/01603/FUL

Erection of two storey side extension Permitted 18.01.2010

10/00516/FUL

First floor front extension Permitted 17.05.2010

13/01000/FUL

Erection of side and front extensions (retrospective) and part change of use from dwellinghouse (use class C3) to nightclub (use class sui generis) Refused 10.02.2015

17/03235/FUL

For the installation of a gantry LED safety sign (retrospective) Permitted 08.02.2018

### **A2.0 ADDITIONAL MATTERS**

*(Matters which were also considered in producing the Recommendation)*

None.

### **A3.0 CONSULTATIONS AND REPRESENTATIONS**

*(Who has been consulted on the application and the responses received. The following are a brief description of the comments made. The full comments can be read via the Council's web site)*

**A3.1 Cranfield Airport** – No comments received

**Council's Archaeologist** – No comments

**Canal and Rivers Trust** – No comments Received

**Environment Agency** – No comments

**Landscape Services** – No comments received

**Bletchley and Fenny Stratford Town Council** – Object that the application is retrospective.

**Ward Councillors** (at time application was received)

**Cllr Gowans** – no comments received

**Cllr Webb** – objects on grounds of noise disturbance and parking problems

**Cllr Khan** – no comments received

**Cllr Darlington** (replaced Cllr Webb 2018) – objects due to the many problems the expansion has caused residents of the area due to increased noise, traffic and anti-social behaviour. The club is in a residential area and the expansion has caused an increase in the problems associated with pink Punters. Residents have submitted evidence of the effect of the club on their community and I fully support their objection.

#### **Local Occupiers**

Prior to the 13th December objections had been received from 10 local residents. Their grounds for objecting to the proposal include:

1. Noise disturbance from the club (music)
2. Anti-social behaviour
3. Traffic generation
4. Noise from taxis dropping off/collecting customers.
5. Noise from customers leaving the club
6. Parking in surrounding residential streets
7. Litter
8. Highway safety
9. Impact on the appearance of the area

However, one of the objectors also supports those elements of the proposal which improve the on-site car parking provision and facilities for taxis to wait and circulate in the car park and removal of prominent visual features and advertisements.

An objection has also been received from Fenny Stratford Residents Association raising many of the same issues listed above and concluding that the property/activities have grown too much for the site and the greater residential nature of the area.

An objection from the owners of the Campanile Hotel raises similar concerns to those expressed by residents.

Following the 13th December, a further 12 objections have been received from local residents, 10 of those objections from people who had not previously commented on the application. The objections raised are mainly identical to those raised by the original objectors. However, one of these objections has raised that cones to control parking are no longer being put out by the club.