

Application Number: 17/03145/FUL**Description** Minor residential development for 4 detached dwellings with garages**AT** Land North of, Westside Lane, Stoke Goldington,**FOR** Avalon Project Development - Mark Chalmers**Target:** 14th February 2018**Extension of Time:** No**Ward:** Newport Pagnell North And Hanslope**Parish:** Stoke Goldington Parish Council**Report Author/Case Officer:** Sarah Watson
Planning Officer**Contact Details:**

Sarah.Watson@milton-keynes.gov.uk

Team Manager: Sarah Hine - 01908 252283, Sarah.Hine@milton-keynes.gov.uk

1.0 RECOMMENDATION

(The decision that officers recommend to the Committee)

1.1 It is recommended that permission is granted subject to conditions set out in this report.

2.0 INTRODUCTION

(A brief explanation of what the application is about)

2.1 The Site

The site is located to the west of High Street, Stoke Goldington. Although classified as open countryside, it is bordered on its east and north side by existing housing development. A convenience store, a public house and Stoke Goldington C of E school are also in close proximity to the site.

A farm lies to the south of the site and agricultural land lies to the west.

Stoke Goldington Conservation area abuts the site to the east and south. A Grade II listed building (Eaton Beeches No 29 High Street) lies to the east of the site.

The site is located above a Principal Aquifer.

2.2 The Proposal

Full planning permission is sought for four detached dwellings, as follows:

Plot 1: Detached two storey dwelling with clay tile roof and a mix of limestone and red brick;

Plot 2: Detached two storey dwelling with clay tile roof and a mix of limestone and red brick;

Plot 3: Detached two storey dwelling with a thatched roof and attached garage (clay tiles). Built from coursed limestone and red brick for the smaller scale elements;

Plot 4: Detached two storey dwelling with a thatched roof and attached garage (clay tiles). Built from coursed limestone and red brick for the smaller scale elements.

2.3 Reason for Referral to Committee

This application is referred to the Development Control Panel as the development constitutes a departure from development plan policy.

3.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

3.1 National Policy

National Planning Policy Framework paragraph:

Paragraph 6, 7, 8 and 14 - Sustainable Development

Paragraph 17 - Core Principles

Section 6 - Delivering a wide choice of high quality homes

Section 7 - Good Design

Section 8 - Promoting Healthy Communities

Section 11 - Conserving and Enhancing the Natural Environment

Section 12 - Conserving and Enhancing the Historic Environment

3.2 Local Policy

Core Strategy

CSA - Presumption in favour of sustainable development

CS1 - Milton Keynes Development Strategy

CS2 - Housing Land Supply

CS9 - Strategy for the Rural Area

CS10 - Housing

CS11 - A Well Connected Milton Keynes

CS12 - Developing Successful Neighbourhoods

CS13 - Ensure High Quality, Well Designed Places

CS18 - Healthier and Safer Communities

CS19 - The Historic and Natural Environment

Adopted Milton Keynes Local Plan 2001-2011

S10 - Open Countryside

D1 - Impact of Development Proposals on Locality

D2 - Design of Buildings

D4 - Sustainable Construction

HE5 - Development Affecting the Setting of a Listed Building
HE6 - Conservation Areas
H8 - Housing Density
NE3 - Biodiversity and Geological Enhancement
NE4 - Conserving and Enhancing Landscape Character
T10 - Traffic
T15 - Parking Provision

Supplementary Planning Guidance
Parking Standards, 2016
New Residential Development Design Guide, 2012

3.3 Human Rights Act 1998

There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.

3.4 Equalities Act 2010

Due regard, where relevant, has been had to the Milton Keynes Council's equality duty as contained within the Equalities Act 2010.

4.0 MAIN ISSUES

(The issues which have the greatest bearing on the decision)

- Principle of Development
- Design of Buildings
- Impact on Conservation Area / Listed Building
- Residential Amenity
- Highway Matters/ Parking
- Landscaping
- Ecology
- Trees
- Public Rights of Way
- Contamination
- Drainage and Flood Risk

5.0 CONSIDERATIONS

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

5.1 Principle of Development

Open Countryside

The site is located immediately adjacent to the settlement of Stoke Goldington. Policy CS1 of the Core Strategy states that the provision of new homes will take account of the Settlement Hierarchy, in accordance with Table 5.1, Stoke Goldington is an 'other village' with a development boundary. In these villages, small scale redevelopment and infill is allowed. Appropriate infill development is also permitted under policy CS9 (which also states that the village boundaries will be updated through the Site Allocations Plan and Plan:MK).

As the site is not within the Stoke Goldington Settlement Boundary, it is classified as being in the open countryside. Saved policy S10 of the Milton Keynes Local Plan 2001-2011 and CS9 of the Core Strategy confirm that in open countryside planning permission will only be given for development that is essential for agriculture, forestry, countryside recreation or other development appropriate to a rural locality (policy S10).

As a residential development of market properties, the site does not fall within the categories of acceptable development in the open countryside or constitute 'exception housing', as defined in the Local Plan and Core Strategy. Local policy therefore indicates that in general terms, the principle of residential development would normally be considered unacceptable in this case.

The proposal is therefore contrary to policies S10 of the Local Plan and CS1 and CS9 of the Core Strategy.

5 Year Housing Land Supply

As of 1 April 2018, recent appeal decisions (at Hanslope and North Crawley) have found that the Council does not currently have a supply and, as such, paragraph 49 of the Framework is engaged when considering this planning application. The Council cannot currently demonstrate a 5 year housing land supply.

Paragraph 49 states "housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites". It must therefore be considered whether the adverse impacts of granting planning permission would significantly outweigh the benefits.

Sustainable Development

An assessment should be made as to whether the proposal could be considered to be sustainable development in terms of the economic, social and environmental roles as set out in the NPPF.

Whilst the site is not within the established village (settlement boundary), it is located immediately adjacent to it and residential development abuts the site to the north and east. Residential properties are also present to the south. The location is therefore considered to be sustainable, given its proximity to the local facilities within the centre of the village, such as bus stops (circa 350m from the site at town end crescent), shops (circa 160m from the site), pub (125m from the site), school (circa 100m from the site) and other amenities. The proposed residential use would be compatible with neighbouring residential uses and the new dwellings would be adjacent to surrounding residential properties. As the development is for four dwellings, it is considered that it would be limited in scale and would represent limited infill, in keeping with the aspirations of the Development Plan for locations such as Stoke Goldington.

To conclude on the principle of development, the proposal would be contrary to Development Plan Policies S10, CS1 and CS9 by virtue of the "Open Countryside" location of the site. However, it is considered that the impact of the proposal on the countryside would only be limited and that this harm would be outweighed by guidance in the NPPF which seeks to boost housing supply with sustainable development. As such it is considered that objections could not be sustained to the principle of residential development in this instance.

5.2 Design of Buildings

Saved Policies D2 and D2A of the Milton Keynes Local Plan 2001-2011 and Core Strategy Policy CS13 seek to ensure that all new buildings are high quality, well designed and relate well to the surrounding area and that proposals should reinforce townscape character. The objective of saved Policy D2 of the Milton Keynes Local Plan 2001 - 2011 is to ensure that all new buildings are well designed and relate well to the surrounding area. It states:

"Development proposals for buildings will be refused unless they:

- i) Are in scale with other buildings in the immediate vicinity in terms of their height and massing, except where a greater scale is necessary to reflect the development's function and importance
- ii) Relate well to and enhance the surrounding environment"
- iv) Allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area
- v) Include landscaping and boundary treatments that integrate with those of the surrounding area"

The proposal seeks to erect four new homes, all detached. They would be two storeys with garages and on-plot parking. The dwellings are relatively modest in scale with the single storey elements helping to ensure the dwellings do not result in cumulative mass and bulking which would be out of character in this part of Stoke Goldington.

The character of the village vernacular is a rural setting but with a variety of property types and styles. This offers a degree of flexibility in terms of the design of this development.

5.3 Impact on Conservation Area / Listed Building

The application site is located adjacent to the Stoke Goldington Conservation Area on the eastern side with the very southern edge of the site being within the Conservation Area.

In accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention must be paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area. The Conservation Area has a distinctive rural village character, rural style dwellings such as cottages, terrace houses and some larger properties make up the main built form of the Conservation Area. As a result of the constraints of the site Policy HE6 of the Milton Keynes Local Plan needs to be considered.

The proposed dwellings would be seen in the context of Westside Farm, to the south, which is within the Conservation Area. The use of materials which are local and/or are visually similar to other properties within the local area helps to ensure that the dwellings preserve the character and do not adversely affect the setting of the Conservation Area.

The application site has one Grade II Listed Building, Eaton Beeches (No. 29 High Street). The proposed dwellings would be located at a sufficient distance to ensure that they do not significantly adversely affect the setting of the Listed Building.

There are no conservation objections in principle to the proposed development being granted planning permission. Comment has been made regarding the need to control finished levels and ridge heights to avoid the development becoming over-conspicuous by virtue of 'towering' over development in the foreground when viewed from vantage points in the Conservation Area. It has also been advised that the inclusion of specific materials (walls and roof) conditions for the buildings, verge and eaves details (wording included below) and window and door details. Windows and doors should be made from wood and given a painted finish. Windows should fit flush with the frame and not have a trickle vent detail. These matters can be dealt with by condition if planning permission is granted.

5.4 Residential Amenity

One comment has been received citing concern over residential amenity and the orientation of plot 3. The residential design guide recommends back-to-back privacy distances of 22m. This standard is met. The distance on plot 4 is shorter than this, however, it is noted that the property does not back onto an existing residential property (it backs onto an MOT garage / car sales building) and therefore the proposed development will not result in overlooking.

A construction management plan is recommended to protect neighbour amenity during the construction phase.

5.5 Highway Matters/ Parking

Saved Policy T15 of the Milton Keynes Local Plan looks to ensure developments have sufficient parking provision so that highways safety is not adversely affected by on-street parking. Saved Policy D1 (vi) of the Milton Keynes Local Plan 2001-2011 states that planning permission will be refused for development which would provide inadequate access to and vehicle movement within the site. Milton Keynes Parking Standards, 2016 sets out the requirements for on-plot parking provision.

The Parking Standards (Supplementary Planning Document) 2016 outlines the minimum parking standards for new residential development.

The Highways Development Control Officer initially requested that the application was amended. Following the amendments proposed, conditions have been recommended to cover access, turning head and visitor parking.

5.6 Landscaping

Saved policy D2 (v) of the Milton Keynes Local Plan 2001-2011 states "Development proposals for buildings will be refused unless they' include landscaping and boundary treatment that integrate with those of the surrounding area".

The Landscape Officer has advised that "if planning approval is to be recommended a landscape scheme and boundary treatment condition should be attached to permission. Tree survey to inform the landscape scheme and any amendments to the layout". The case officer agrees with this assessment.

It is therefore recommended that conditions be attached to the planning permission regarding landscape scheme / boundary treatment (to be influenced by the tree survey).

5.7 Ecology

An ecological appraisal of the site has been submitted in support of this application. The Council's ecologist is in agreement with the findings of the report and has recommended:

- o All Recommendations contained within Chapter 8 of the Westside Farm, Stoke Goldington Preliminary Ecological Appraisal and Great Crested Newt Survey (11th July 2017) should be implemented at the appropriate time pre, during or post development.

- o A Biodiversity Enhancement Scheme in accordance with NPPF.

Subject to conditions to secure these details, it is considered the proposal is acceptable in terms of ecology.

5.8 Trees

There are two trees, an Ash and a Willow, that are adjacent to the development site and which could suffer significant root damage as a result of the proposed construction works. This damage could result in the decline and/or death of the trees. In order to avoid this the tree root protection areas should be fenced off from the construction area in accordance with BS 5837: 2012 until the construction of the turning head and foot path within the root protection areas, when a nil-excavation, raised construction, cellular confinement system shall be used to avoid any excavation into the root protection areas.

Conditions have been recommended by the tree officer. The case officer agrees and subsequently conditions are recommended at the end of this report.

5.9 Public Rights of Way

Following comments from the Public Rights of Way Officer, amended plans have been received. The plans now show that the footpath will be 2m wide for all parts that are enclosed by fencing and will be 1.5m for those parts that are not enclosed. The extent of the fenced area has also been shown on the plans.

The proposal is therefore considered to be acceptable in these terms.

5.10 Contamination

The site is described as a paddock in the planning statement but prior to this it appears to have been used for storage including storage of machinery. Because of this, and the fact that the site is adjacent to a vehicle repair garage and the proposed use is vulnerable to the presence of contamination. The environmental health officer has therefore recommended conditions be applied.

Subject to the conditions, it is considered that the proposal meets the requirements of policy D1.

5.11 Drainage and Flood Risk

Both the LLFA and the Environment Agency have made comments on this application, recommending conditions, particularly surrounding surface water and foul drainage. The Environment Agency has stated that the water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration (SuDS). Any submitted scheme should take the EAs advice into account. The LLFA have stated that they will expect the following to be demonstrated:

1. Identify an appropriate point of discharge for surface water drainage
2. Determine how surface water from the driveways will be drained
3. Confirm an exceedance route for the adjacent spring once this has been assessed.

The Environment Agency has stated that the site is located above a Principal Aquifer but they do not consider the proposal to be high risk.

6.0 CONCLUSIONS

To conclude, the principle of the development on this site which is in the open countryside is a departure from the development plan. However, it is considered that the harm to the countryside is limited in this instance given the specific site circumstances. Based on the above assessment of the proposal, officers support the principle of residential development on the site, and consider that subject to conditions, there would not be significant harm to the character and appearance of the area, neighbouring residents, highway safety, heritage assets, drainage or ecology within the locality. The proposed development therefore complies with the relevant policy set out in the Milton Keynes Local Plan 2001-2011 and the aims of the NPPF.

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. No development shall take place above slab level until samples of the external materials to be used in the construction of the development have been submitted and approved in writing by the local planning authority. The development shall thereafter be carried out in full accordance with the approved details prior to the first occupation of the development.

Reason: To ensure that 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 Policy D2 of the Milton Keynes Local Plan 2001-2011.

3. Prior to the construction of the roof for each house type, drawn eaves and verge details of the proposed thatch and tile roofs at a scale of not less than 1:10 shall be submitted to and approved in writing by the Local Planning Authority. Works shall then be completed in accordance with the approved particulars.

Reason:

To preserve the character of the conservation area in accordance with saved policy HE6 of the MKLP 2001-11.

4. No development shall take place until details of the proposed finished floor levels of all buildings and the finished ground levels of the site, in relation to existing site levels of surrounding property, has been submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved levels.

Reason: To ensure that construction is carried out at suitable levels having regard to drainage, access, the appearance of the development and the amenities of neighbouring properties in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1.

5. Prior to the commencement of any highway works associated with the development, details of the turning head, accesses and on street parking bays shall be submitted to and be approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works have been sited and constructed in accordance with the approved details. The works so laid out shall be retained thereafter.

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

6. 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.

7. Prior to the commencement of any foul or surface water drainage works associated with the development hereby permitted a detailed design, and associated management and maintenance plan, for a foul and surface water drainage scheme, based on sustainable drainage principles for the site shall be submitted to and be approved in writing by the local planning authority. The management and maintenance plan shall include a detailed time table for the implementation of the foul and surface water drainage scheme. The approved drainage scheme shall subsequently be implemented in accordance with the approved detailed design and in accordance with the approved time table for implementation and be retained thereafter.

Reason: To ensure satisfactory and sustainable foul and surface water drainage to prevent the increased risk of contamination and flooding on or off site in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D4 of the Milton Keynes Local Plan 2001-2011.

8. Prior to first occupation of any part of the development, 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 CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and/or re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of the dwellinghouse(s) hereby permitted other than those shown on the approved plans without the specific grant of planning permission from the Local Planning Authority.

Reason: To prevent harm being caused to the amenity of the area and on the amenity of adjoining residential occupiers in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

10. Prior to any ground works, tree protection measures and method statement (which includes details of how the Ash and Willow Trees adjacent to plot 1 shall be protected from construction damage by use of a nil-excavation, raised construction, cellular confinement system for the construction of the turning head and the footpath) shall be submitted to and approved in writing

by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that trees are able to flourish in the interests of the character and appearance of the area in accordance with Policies CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D2A of the Milton Keynes Local Plan 2001-2011.

11. All Recommendations contained within Chapter 8 of the Westside Farm, Stoke Goldington Preliminary Ecological Appraisal and Great Crested Newt Survey (11th July 2017) shall be implemented at the appropriate time pre, during or post development.

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

12. No development shall take place until a Biodiversity Enhancement Scheme and Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details prior to the occupation of the development.

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

13. 1) Prior to any development taking place, the developer shall carry out an assessment of ground conditions to determine the likelihood of any ground, groundwater or gas contamination of the site.

The results of this survey detailing the nature and extent of any contamination, together with a strategy for any remedial action deemed necessary to bring the site to a condition suitable for its intended use, shall be submitted to and approved by the Local Planning Authority before construction works commence.

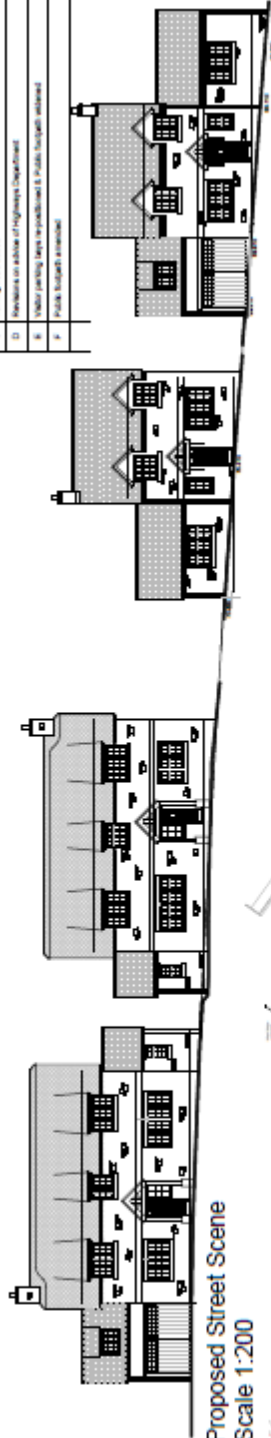
- 2) Any remedial works shall be carried out in accordance with the approved strategy and validated by submission of an appropriate verification report prior to first occupation of the development.

- 3) Should any unforeseen contamination be encountered the Local Planning Authority shall be informed immediately. Any additional site investigation and remedial work that is required as a result of unforeseen contamination will also be carried out to the written satisfaction of the Local Planning Authority.

Reason: To ensure that the site is fit for its proposed purposes and any potential risks to human health, property, and the natural and historical environment, are appropriately investigated and minimised.



REV	DETAILS	DATE
A	Amendments to add residential units for parking 40%.	27.04.2017
B	Updated to add four plots.	16.05.2017
C	Turning head added.	26.05.2017
D	Revisions for Public Footpath Implementation.	26.05.2018
E	Visitor parking, bins, recyclables & Public Footpath addressed.	26.05.2018
F	Public Footpath amended.	27.05.2018



Proposed Street Scene
Scale 1:200

Hatch indicates
Public Footpath
2m wide where enclosed by fence
1.5m wide where open

Line indicates extent of
fence between Public
Footpath and Plot 1

Hatch indicates 1m
verge around widened
road and turning head

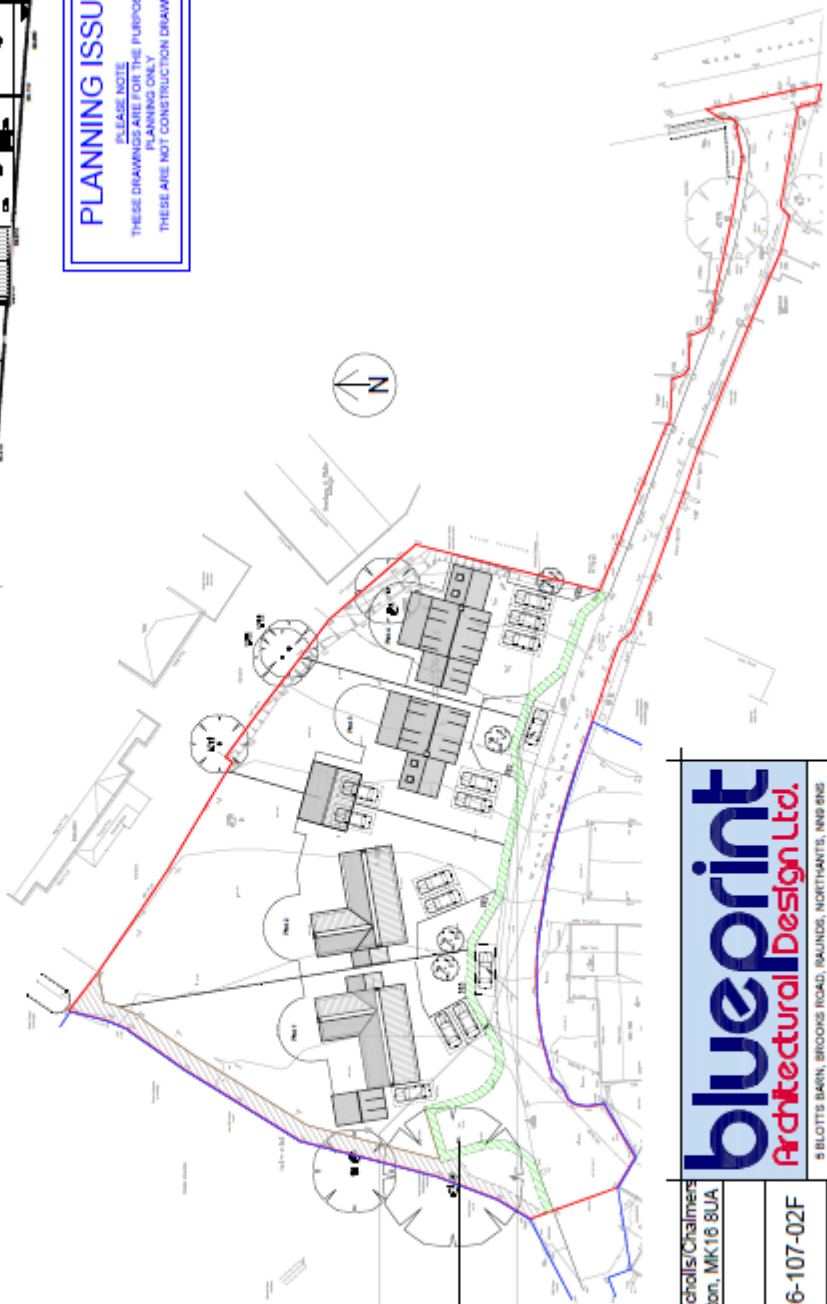
Areas for waste &
recyclable collection.
(Storage within garages)

Telegraph Pole to be
re-positioned to accommodate
visitor parking bay

New turning area to be
added to Westside Lane

2 visitor parking bays to be
added to Westside Lane

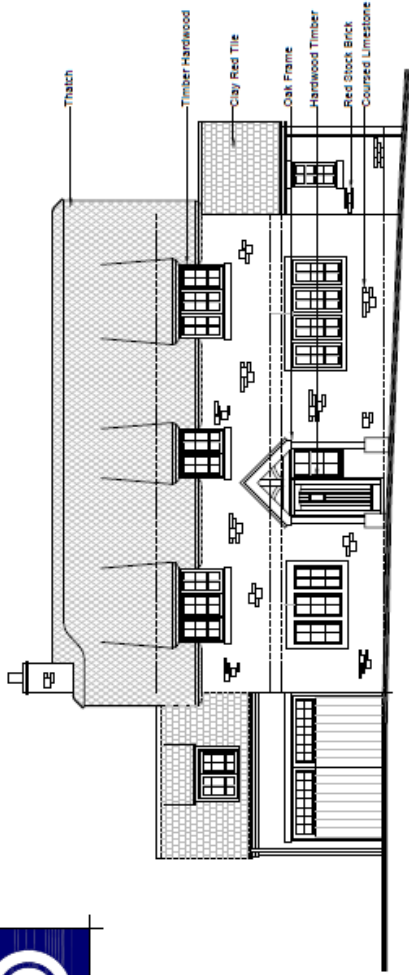
Proposed Site Plan
Scale 1:500



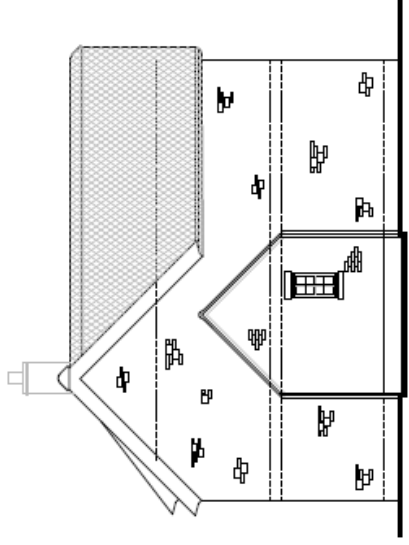
PLANNING ISSUE
PLEASE NOTE
THESE DRAWINGS ARE FOR THE PURPOSE OF
PLANNING ONLY
THESE ARE NOT CONSTRUCTION DRAWINGS

blueprint
Architectural Design Ltd.
5 BLOTTIS BARN, BROOKS ROAD, BALDONS, NORTHANTS, NN16 8JG
01533 551389 : info@blueprintdesign.org.uk

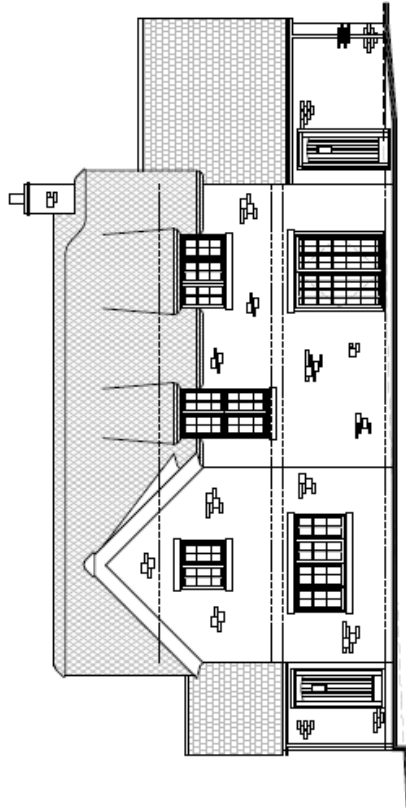
TITLE	Proposed New Dwellings for Nicholls/Chalmers Westside Farm, Stoke Goldington, MK16 8JA		
DETAIL	Proposed Site Plan & Proposed Street Scene		
SCALE	ARCHIVED	REVISION	DATE
	JAN	CHANGED	JAN
DATE	PAG 2/28		PLANNING
16-107-02F			



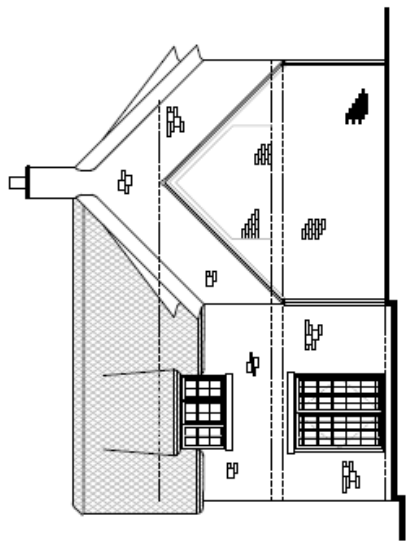
Proposed Front Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100

PLOT 1



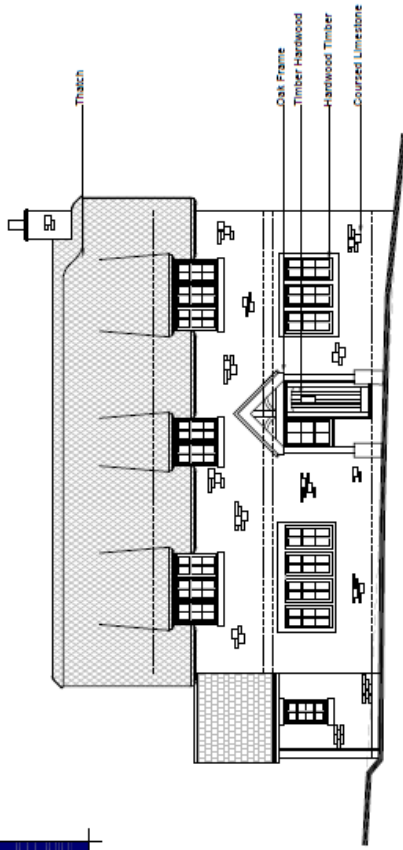
5 BLOTT'S BARN, BROOKS ROAD, RAUNDS, NORTHANTS, NN5 5NG
01533 551359 - info@blueprintdesign.org.uk

Proposed New Dwellings for Nicholls/Chalmers
Westside Farm, Stoke Goldington, MK16 8UA
Proposed Elevations - Plot 1

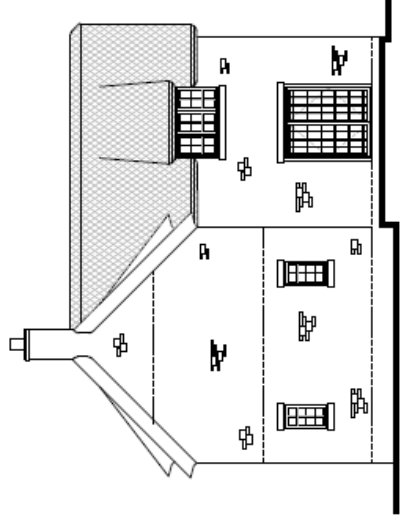
TITLE	Proposed New Dwellings for Nicholls/Chalmers Westside Farm, Stoke Goldington, MK16 8UA Proposed Elevations - Plot 1		
DETAIL	1:100	SHEET:	40
SCALE	1:100	CHECKED (L/D)	
DRAWN	SMB	DATE	16-107-04
DATE	Apr 2017	DESIGN	PLANNING

PLANNING ISSUE

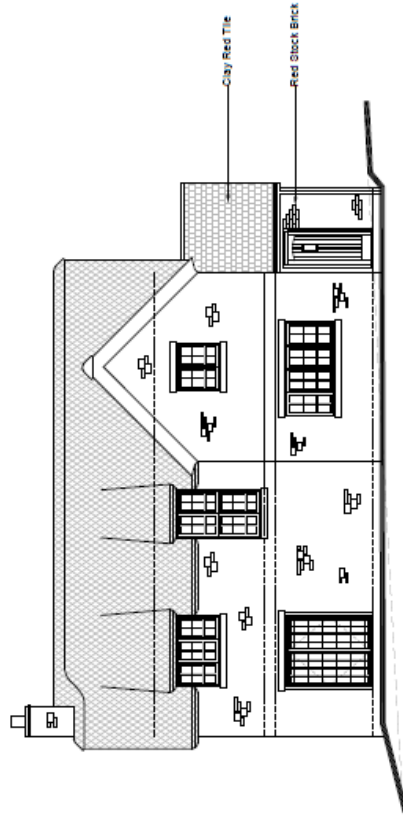
PLEASE NOTE
THESE DRAWINGS ARE FOR THE PURPOSE OF
PLANNING ONLY
THESE ARE NOT CONSTRUCTION DRAWINGS



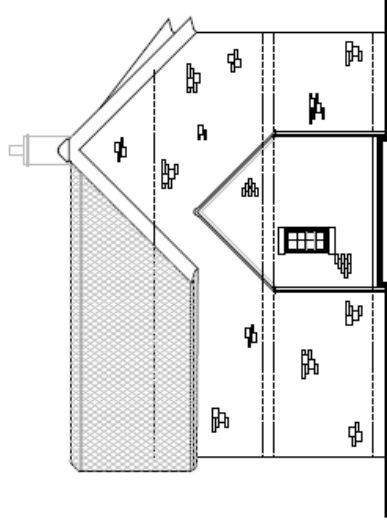
Proposed Front Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100

PLOT 2

PLANNING ISSUE

PLEASE NOTE
THESE DRAWINGS ARE FOR THE PURPOSE OF
PLANNING ONLY
THESE ARE NOT CONSTRUCTION DRAWINGS

blueprint
Architectural Design Ltd.

5 BLOTT'S BARN, BROOKS ROAD, RAUNDS, NORTHANTS, NN5 5NS
01933 551389 : info@blueprintdesign.org.uk

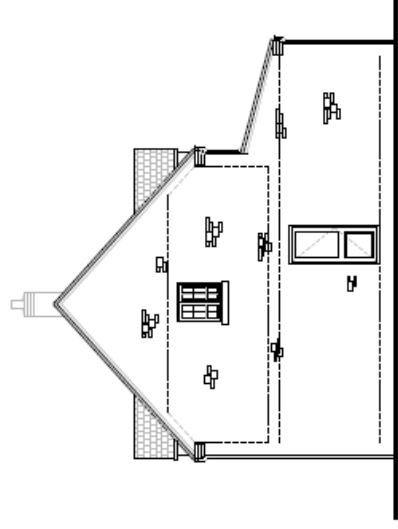
TITLE: Proposed New Dwellings for Nicholls/Chalmers
Westside Farm, Stoke Goldington, MK16 8UA
Proposed Elevations - Plot 2

SCALE	1:100	SHEET	A3
DRAWN	DMB	CHECKED	NLD
DATE	Apr 2017	ISSUE	PLANNING
			16-107-05

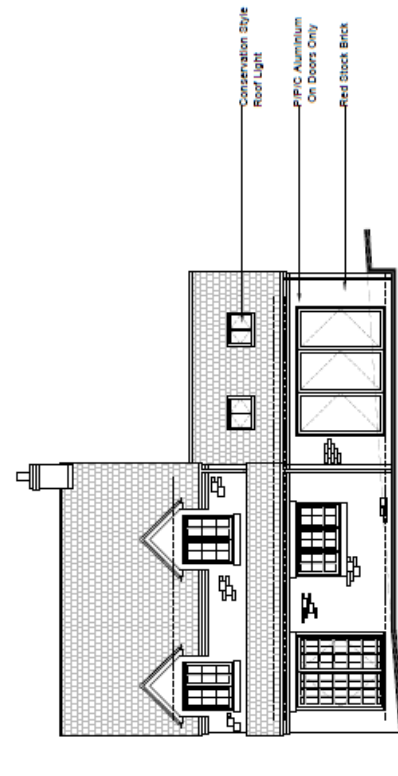
NOT FOR CONSTRUCTION
NOT FOR CONTRACT
NOT FOR BUILDING REGULATIONS
NOT FOR PLANNING PERMISSIONS



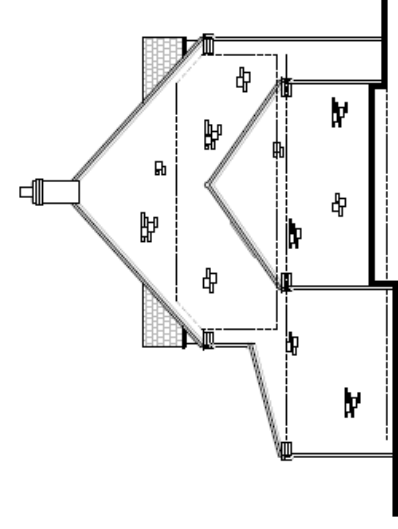
Proposed Front Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100

PLOT 3

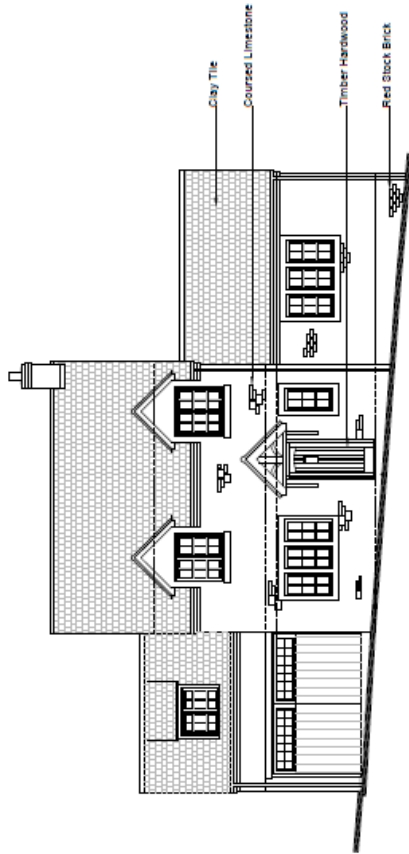
PLANNING ISSUE
PLEASE NOTE
THESE DRAWINGS ARE FOR THE PURPOSE OF
PLANNING ONLY
THESE ARE NOT CONSTRUCTION DRAWINGS

blueprint
Architectural Design Ltd.
5 SLOTT'S BARN, BROOKS ROAD, RAUNDS, NORTHANTS, NN5 5NG
01933 351389 :: info@blueprintdesign.org.uk

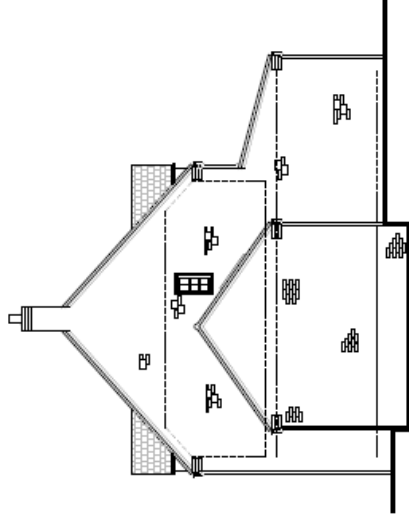
TITLE	Proposed New Dwellings for Nicholls/Chalmers Westside Farm, Stoke Goldington, MK16 8UA		
DETAIL	Proposed Elevations - Plot 3		
SCALE	1:100	SHEET	A3
DRAWN	SMB	CHECKED	NLD
DATE	Apr 2017	ISSUE	PLANNING
			16-107-06A

REV	DETAILS	DATE
A	Updated to suit floor plans	09.09.2017

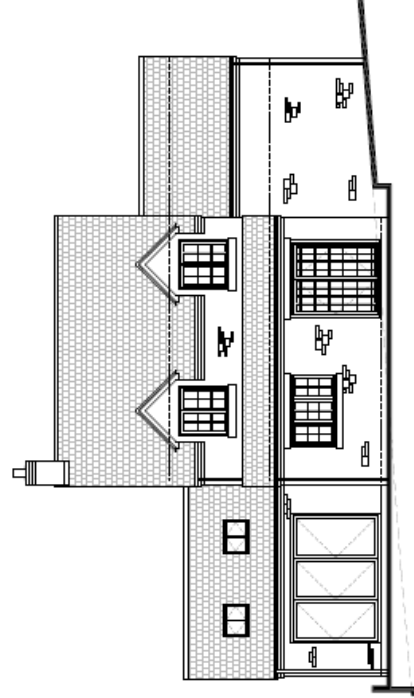
THIS DRAWING IS THE PROPERTY OF BLUEPRINT ARCHITECTURAL DESIGN LTD. UNLESS OTHERWISE STATED IN WRITING TO: BLUEPRINT ARCHITECTURAL DESIGN LTD.



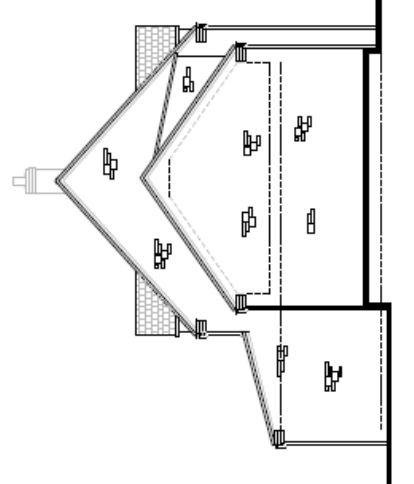
Proposed Front Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100

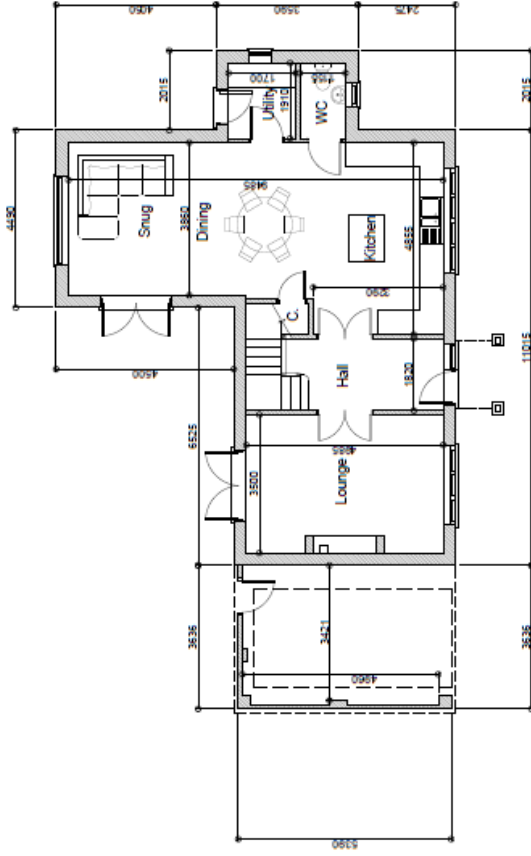
PLANNING ISSUE
PLEASE NOTE
THESE DRAWINGS ARE FOR THE PURPOSE OF
PLANNING ONLY
THESE ARE NOT CONSTRUCTION DRAWINGS

PLOT 4

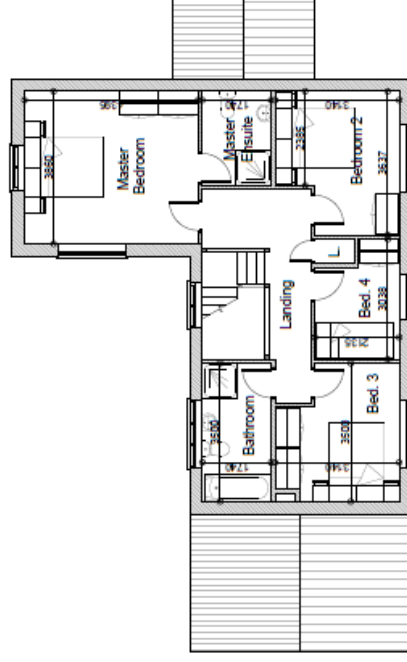
blueprint
Architectural Design Ltd.
5 SLOTT'S BARN, BROOKS ROAD, RAUNDS, NORTHANTS, NN8 5NG
01533 551389 - info@blueprintdesign.org.uk

TITLE	Proposed New Dwellings for Nicholls/Chalmers Westside Farm, Stoke Goldington, MK16 8UA		
DETAIL	Proposed Elevations - Plot 4		
SCALE	1:100	SHEET:	AS
DRAWN	DMB	CHECKED	RLG
DATE	Apr 2017	ISSUE	PLANNING
CONTRACTOR: MATT CARL A. SIMMONDS CARLTON LTD. FOR THE DIMENSIONAL USE TO BE PROVIDED FROM THE DRAWINGS NOT BE REFERRED TO AS EITHER ARCHITECT OR ARCHITECTS & THIS DRAWING IS COPYRIGHT			16-107-07A

REV.	DETAILS	DATE
A.	Updated to full floor plans	08/02/2017



Proposed Ground Floor Plan
Scale 1:100



Proposed First Floor Plan

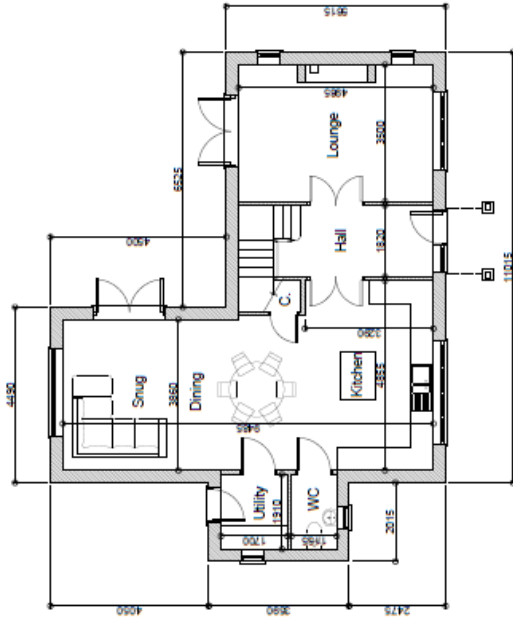
PLOT 1

PLANNING ISSUE

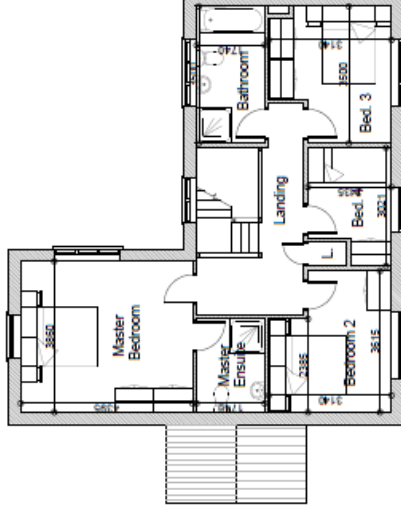
PLEASE NOTE
THESE DRAWINGS ARE FOR THE PURPOSE OF
PLANNING ONLY.
THESE ARE NOT CONSTRUCTION DRAWINGS

blueprint
Architectural Design Ltd.
5 BLOTTO BARN, BROOKS ROAD, RAUNDS, NORTHANTS, NN15 8ND
01533 551389 - info@blueprintdesign.org.uk

TITLE	Proposed New Dwellings for Nicholls/Chaimers Westside Farm, Stoke Goldington, MK16 8UA		
DETAIL	Proposed Floor Plans - Plot 1		
SCALE	1:100	SHEET:	A1
DRAWN	DMB	CHECKED	FLG
DATE	Apr 2017	ISSUE	PLANNING
CONTRACT NO	16-107-08		
DRAWN BY: DMBA, CHECKED BY: FLG, DATE: 04/04/2017, ISSUE: PLANNING, SHEET: 1 OF 1			
THIS DRAWING IS THE PROPERTY OF BLUEPRINT DESIGN LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE DRAWING TITLE. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.			



Proposed Ground Floor Plan
Scale 1:100



Proposed First Floor Plan

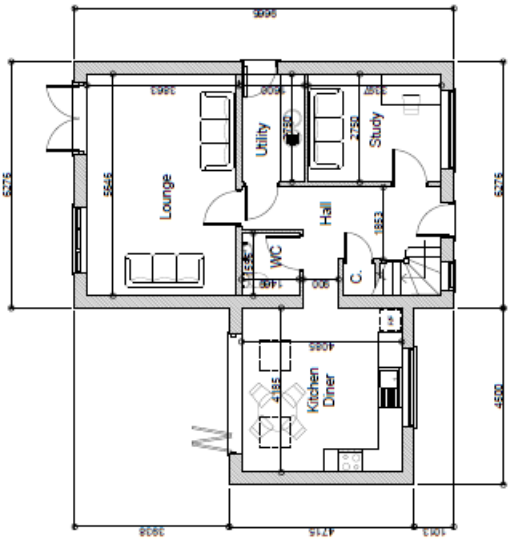
PLOT 2

blueprint
Architectural Design Ltd.
5 BLOTT'S BARN, BROOKS ROAD, RAUNDS, NORTHANTS, NN15 8NG
01533 551389 - info@blueprintdesign.org.uk

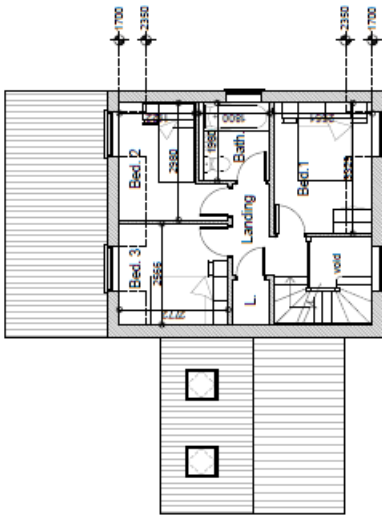
TITLE	Proposed New Dwellings for Nicholls/Chalmers Westside Farm, Stoke Goldington, MK16 8UA		
DETAIL	Proposed Floor Plans - Plot 2		
SCALE	1:100	SHEET	A2
DRAWN	SMB	CHECKED	RLG
DATE	Apr 2017	ISSUE	PLANNING
		NO.	16-107-09

CONSTRUCTION CONTRACT DOCUMENTS CAN BE VIEWED ONLINE AT: www.constructioncontracts.co.uk
THIS DRAWING IS THE PROPERTY OF BLUEPRINT ARCHITECTURAL DESIGN LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE DRAWING TITLE AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

PLANNING ISSUE
PLEASE NOTE:
THESE DRAWINGS ARE FOR THE PURPOSE OF
PLANNING ONLY.
THESE ARE NOT CONSTRUCTION DRAWINGS



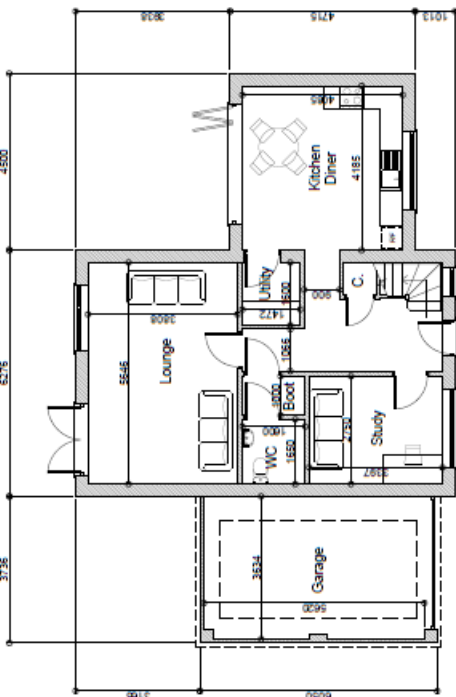
Proposed Ground Floor Plan
Scale 1:100



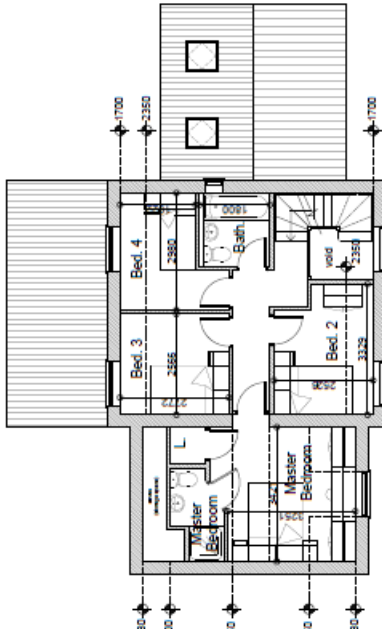
Proposed First Floor Plan

PLOT 3

PLANNING ISSUE
PLEASE NOTE
THESE DRAWINGS ARE FOR THE PURPOSE OF
PLANNING ONLY
THESE ARE NOT CONSTRUCTION DRAWINGS



Proposed Ground Floor Plan
Scale 1:100



Proposed First Floor Plan

PLOT 4

TITLE	Proposed New Dwellings for Nicholls/Chalmers Westside Farm, Stoke Goldington, MK16 8UA		
DETAIL	Proposed Floor Plans - Plots 3 & 4		
SCALE	1:100	SHEET:	A3
DESIGN	DMB	CHECKED	ALB
DATE	Apr 2017	SCALE	PLANNING
5 BLOTTIS BARN, BROOKS ROAD, RAUNDS, NORTHANTS, NN3 5NS 01933 551385 :: info@blueprintdesign.org.uk		16-107-10	

blueprint
Architectural Design Ltd.
5 BLOTTIS BARN, BROOKS ROAD, RAUNDS, NORTHANTS, NN3 5NS
01933 551385 :: info@blueprintdesign.org.uk

Appendix to 17/03145/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)

No relevant planning history.

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

N/A

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

Two site notices were posted (one for listed building / conservation and the second for departure). Two advertisements were also published in the citizen (one for listed building / conservation and the second for departure). 11 neighbours were consulted.

3 responses received from third parties. Comments include:

- o Issues with Access
- o Issues with pedestrian access
- o Drainage is also an issue, as there is spring water in the area (functioning Roman aquifer).
- o Impact of additional traffic on close by school.
- o Construction traffic will be an issue
- o When property was purchased the land that the planning application relates to was not within the established village (settlement) boundary. It should therefore not be built on and we are concerned that this is now happening.
- o Proposal will cause overlooking.
- o Need confirmation that construction works will not damage trees.

(these matters are dealt with in sections 5.3, 5.5, 5.8 and 5.11)

Historic England

No comment.

LLFA - Lead Local Flood Authority

Have requested conditions for foul and surface water.
(this matter is dealt with in section 5.11)

Environment Agency

The EA want to ensure connection to the mains foul sewer is possible, if not, then they wish to be reconsulted. They have advised an environmental permit may be needed if this is not possible.

The site is located above a Principal Aquifer. However, this proposal is not High Risk.

The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration (SuDS).

Pollution Prevention recommendations have also been made.

(these matters are dealt with in sections 5.10 and 5.11)

Internal Drainage Board

Please note the Board has no comments to make regarding the above planning application.

Councils Countryside Officer

No comments received.

Conservation and Archaeology

There are no conservation objections in principle to the proposed development being granted planning permission.

In terms of detail we note the land is raised in relation to the previously developed land to the north and east which is in the conservation area. We therefore advise that particular care is taken to control finished levels and ridge heights to avoid the development becoming over-conspicuous by virtue of 'towering' over development in the foreground when viewed from vantage points in the conservation area.

In other respects we advise the inclusion of specific materials (walls and roof) conditions for the buildings, verge and eaves details (wording included below) and window and door details. Windows and doors should be made from wood and given a painted finish. Windows should fit flush with the frame and not have a trickle vent detail.

Conditions have been recommended.

(this matter is dealt with in section 5.4)

MKC Urban Design

No comments.

Landscape Architect

The application site lies outside the settlement boundary and falls within land designated as 'Open Countryside'.

The footpath needs to be amended and conditions around boundary treatment and landscape should be attached.

(these matters are dealt with in sections 5.1, 5.8 and 5.9)

Landscape Services Manager - Trees

Conditions are recommended so trees are not damaged.

(this matter is dealt with in section 5.8)

Ecology

All Recommendations contained within Chapter 8 of the Westside Farm, Stoke Goldington Preliminary Ecological Appraisal and Great Crested Newt Survey (11th July 2017) shall be implemented at the appropriate time pre, during or post development.

A Biodiversity Enhancement Scheme in accordance with NPPF.

(this matter is dealt with in section 5.7)

Environmental Health Manager

The site appears to have previously been used for the storage of machinery. Conditions are recommended.

(this section was dealt with in section 5.10)

Highways Development Control

Revisions are needed.

(this matter is dealt with in section 5.10)

Councils Archaeologists

No comments.

Footpath Officer

The developer has not enclosed details of boundary features to the footpath and the width that the footpath shall be restricted to as a result. Revisions requested.
(this section was dealt with in section 5.9)

Ramblers Association

Please note footpath Stoke Goldington 19 appears to run along a side of the proposed site.
(this section was dealt with in section 5.9)

Parish - Stoke Goldington

Construction management plan requested.
(this section was dealt with in section 5.4)

Ward Councillors - Newport Pagnell North and Hanslope

No comments received.