

DEVELOPMENT CONTROL COMMITTEE

3 JUNE 2021

COUNCILLORS' ADDITIONAL PAPERS

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SPEAKING LIST
DEVELOPMENT CONTROL COMMITTEE – 3 JUNE 2021

ITEM NO.	TITLE	REQUESTS TO SPEAK IN OBJECTION	TIME ALLOCATED	RIGHT OF REPLY OR SPEAKERS IN FAVOUR	TIME ALLOCATED
20/03080/FUL	Site South East of Elmswell Gate, Towergate, Milton Keynes	Councillor Taylor or a representative of Walton Community Council	3 Minutes	Mr N Daruwalla (Applicant's Agent)	3 Minutes

ITEM 7 – Enforcement REPORT (PINK PUNTERS)

Mr S Porter (3 Minutes)

Mr J Collinge (3 Minutes)

Councillor Hume (3 Minutes)

Application Number: 20/03080/FUL

Description Full planning application for 46 no. dwellings comprising a partial re-plan of details approved under reserved matters to include an uplift of 7 no. dwellings and a revised mix across the relevant development parcels and associated development works

At Site South East of Elmswell Gate, Elmswell Gate, Towergate

For Crest Nicholson Chiltern

Statutory Target: 24 February 2021

Extension of Time: Yes – 11 June 2021

Ward: Danesborough And Walton

Parish: Wavendon Parish Council

Report Author/Case Officer: Gemma Davies
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UPDATE PAPER

1.0 Recommendation

1.1 The recommendation has not changed and it is recommended that permission is granted subject to the conditions set out in the committee report.

2.0 Change to wording of conditions

2.1 Since the publication of the report, the applicants have requested a revision is made to the wording of condition 6 as set out in the Officer's Report, in order to ensure specificity in the delivery of the car parking for each plot as it is constructed and occupied :

Condition 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.

It is recommended that condition 6 be reworded as follows:

*Prior to the occupation **of each of the dwellings** hereby permitted the **allocated** car parking area **for that dwelling** 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.

3.0 Removal of Conditions

- 3.1 Following discussions with the applicant, it is recommended that the following conditions are removed;

Condition 5: Prior to the commencement of the development details of the estate roads and footways shall be submitted to and be approved in writing by the Local Planning Authority. No dwelling shall be occupied until the estate roads and footways which provide access to it from the existing highway have been laid out and constructed in accordance with the approved details. The estate road and footways 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.

Condition 12: Prior to the commencement of the development hereby approved, an updated NatureSpace License Certificate from Natural England shall be submitted to the Local Planning Authority. The development shall be carried out in full accordance with the details and any conditions associated with the License.

Reason: In order to ensure the protection of protected species in accordance with Policy NE2 of Plan:MK.

- 3.2 It is recognised that sufficient details, as specified within condition 5 have already been provided on the proposed plans submitted under the application. Any further technical detail can be secured by way of a S38 approval under the Highways Act 1980. Condition 5 is therefore unnecessary.
- 3.3 In relation to condition 12, the applicant has provided evidence of the extant GCN license from Natural England. Further, it is not necessary for planning conditions to replicate the law. To this regard the condition is considered unnecessary and overly burdensome. The removal of this condition has been agreed in conjunction with the Council's GCN Licensing Officer.

4.0 Error in the Report

- 4.1 At page 27 of the Report, paragraph 2.7 line two, reference is made to 'paragraph 0 above'. This should be amended as follows;

'In terms of market housing, the current application would alter the approved mix across the site to that outlined at **paragraph 2.9 above.**'