

FULL PLANNING PERMISSION GRANTED

To:	Mr Stephen Wilkie 49 Union Street Newport Pagnell MK16 8ET United Kingdom	Application no: 24/00195/FUL	Applicant: Impact Production Services Ltd Mr Saunders 29 Mount Avenue Bletchley Milton Keynes MK1 1JE
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Milton Keynes City Council, under their powers provided by the above legislation, **Permit** the

Demolition of dilapidated buildings, construction of new two storey front extension, construction of two storey partial side extension, alteration to principal car park, boundary treatment alterations and creation of service yard
At: 27 Denbigh Road Bletchley Milton Keynes MK1 1DT

In accordance with your application, valid on 5th February 2024.

Approval is given subject to the condition(s) set out below. Some of the conditions may require further details to be provided **before the development commences**. The conditions need to be complied with for the permission to remain valid. If the conditions are not complied with, legal action can be taken against the developer and the land owner. The details required by the conditions, need to be submitted formally to the Council. Call the Planning Enquiries number at the bottom of the page or use the link www.milton-keynes.gov.uk/publicaccess for further details.

Conditions:

(1) The approved development shall be carried out in accordance with the following drawings/details:

Received 29.01.2024

PL01 - Existing Site Location
PL02 - Proposed Block Plan
PL05 - Existing Site Plan with Demolitions
PL19 Rev A - Ground Floor Plan with Demolitions
PL22 - Proposed Roof Plan
PL26 - Building 3 - Proposed Plans & Elevations
PL27 - Buildings 4 & 5 - Existing Plan
PL28 - Buildings 4 & 5 - Proposed Elevations

Received 08.03.24

PL07 Rev B- Proposed Site Entrance Parking

Received 11/05/2024

2302172-PL06D Proposed Site Plan
2302172-PL20B Proposed Ground Floor Plan
2302172-PL21B Proposed First Floor Plan
2302172-PL23B Building 1 - Proposed Plans
2302172-PL24B Building 1 - Proposed Elevations
2302172-PL25A Building 2 - Proposed Plans & Elevations

Reason: For the avoidance of doubt and in accordance with the requirements of The Town and Country Planning (General Development Procedure) (England) Order 2015.

(2)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.

(3)Prior to occupation of the buildings, the Ecological Mitigation and Enhancement measures set out in section 6 of the Ecological Impact Assessment (Morgan & Stuckey Ecological Consultants January 2024) shall be implemented and maintained in accordance with the assessment.

Reason: To protect and enhance biodiversity.

(4)Prior to the commencement of above ground works, an Ecological Enhancement Plan detailing the location, specification, and management of faunal enhancement features to ensure net gains for biodiversity in perpetuity shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved Ecological Enhancement Plan.

Reason: To maintain and enhance local biodiversity and ecology

(5)Prior to the commencement of above ground works, a sensitive lighting scheme to safeguard nocturnal species shall be submitted to and approved in writing by the Local Planning Authority. This should include a plan showing the proposed external lighting features and the anticipated lux levels of light spill down to below 1 lux. The lighting scheme shall be carried out in accordance with the approved details prior to first bringing into use the development, and maintained to that specification thereafter.

Reason: To maintain and enhance local biodiversity and ecology

(6)No development, including demolition and preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. This should include the maintenance proposals during

construction. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason: To ensure adequate drainage is provided.

(7)No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Proposed Drainage Strategy, drawing 102, prepared by JPP, revision -, dated March 2024 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- e) Site investigation and test results to confirm infiltration rates;
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- h) Full details of the maintenance/adoption of the surface water drainage system;
- i) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF

PPG.

Reason: To ensure adequate drainage is provided.

(8)Prior to works above slab level, details of an extensive replacement tree planting in accordance with BS 8545: 2014 to be submitted for approval as part of a general landscaping scheme where appropriate, and which should include full details of tree sizes, species, planting locations, planting spacings, pre-planting ground preparations, planting method and long term maintenance. Also where appropriate details of root deflection barriers and permanent protective measures against soil compaction, vehicle impact, de-icing salt etc. Particular attention should be paid to ensuring the trees are planted in a sufficient quantity of high quality growing medium, to ensure their quick establishment and the early provision of maximum benefit to the locality. The landscape scheme shall be carried out in accordance with the approved details prior to first bringing into use the development. Any trees failing to thrive within five years of planting to be replaced in accordance with the original planting specification.

Reason: To protect and retain trees and adjacent trees on the application site.

(9)Details of the proposed bicycle parking shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be provided prior to the first occupation of the development hereby permitted and retained thereafter.

Reason: To ensure that adequate cycle parking facilities are provided to serve the development.

(10)Details of the parking facilities for powered two wheelers shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be provided prior to the first occupation of the development hereby permitted and retained thereafter. For the avoidance of doubt, these facilities shall include anchorage points.

Reason: To ensure the provision of satisfactory PTW parking facilities.

(11)Prior to the first occupation of any part of the development hereby permitted, EV Charging

points shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The EV points shall be retained thereafter.

Reason: To ensure that EV Charging facilities are provided to serve the development.

(12) Prior to the commencement of above ground works, details of how the proposal will comply with Parts E, G, H, I and M of Policy SC1 in Plan:MK shall be submitted to and approved in writing by the Local Planning Authority. The proposal shall be carried out in accordance with the subsequent submitted details.

Reason: To ensure that the proposal would comply with policy SC1 of Plan:MK.

(13) Prior to the occupation of the proposed new development, details of how superfast broadband infrastructures will be delivered to the building, subject to network capacity being available, shall be submitted to, and approved in writing by, the Local Planning Authority. The approved superfast broadband infrastructures shall be installed prior to first occupation and maintained thereafter.

Reason: To ensure that residents have access to high quality telecommunications and ICT networks in accordance with policy CT9 of Plan:MK (2019)

(14) No development, including demolition and preparatory works, shall not commence until a site waste management plan (SWMP) has been submitted to and approved in writing by the Local Planning Authority. The SWMP shall detail how the construction phase of the development will minimise waste materials, recycle any waste generated, and avoid inert landfill disposal. The development shall proceed in accordance with the approved details.

Reason: To reduce waste from the construction and demolition process and avoid waste going to landfill.

Working With the Applicant

In accordance with paragraph 38 of the National Planning Policy Framework Milton Keynes Council takes a positive and proactive approach to development proposals focused on solutions. Milton Keynes Council works with applicants/agents in a positive and proactive manner by: offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application; where possible suggesting solutions to secure a successful outcome; informing applicants/agents of any likely recommendation of refusal prior to a decision; and by adhering to the requirements of the Milton Keynes Council Corporate Plan and the Planning and Transport Service Plan.

Informative(s)

(1)Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Building Regulations

Please note that this is a planning permission only and you may also require approval under the Building Regulations. If you are in any doubt about this you can get further information via <https://www.milton-keynes.gov.uk/planning-and-building/building-control> or the Building Control Helpline Tel. (01908) 252721.

Your attention is drawn to the attached notes

31st May 2024



Jon Palmer MRTPI – Head of Planning
For and on behalf of the Council

Right of appeal to the Secretary of State

If you are aggrieved by the decision of the Local Planning Authority to refuse permission or consent for your proposal or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990, subject to the following:

- if this is a decision on an application for householder or minor commercial development (the latter as defined by Part 1 Article 2 of the Town and Country Planning (Development Management Procedure) Order 2015), any appeal must be made within 12 weeks of the date of this notice;
- if this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, any appeal must be made within 28 days of the date of this notice;
- if an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your planning application, any appeal must be made within 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder or minor commercial appeal, the latter as defined by Part 1 Article 2 of the Town and Country Planning (Development Management Procedure) Order 2015) of the date of this notice, whichever period expires earlier;
- in all other cases, any appeal must be made within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Appeals must be made using a form which you can get online at www.gov.uk/planning-inspectorate or from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. The Secretary of State need not consider an appeal if it seems to them that the Local Planning Authority could not have granted planning permission or consent for the proposal or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any

directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found online at www.gov.uk/planning-inspectorate.

Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council, or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State appeal or reference of the application to him.

These circumstances are set out in section 114 and related provisions of the Town and Country Planning Act 1990 (as amended).

The Party Wall etc. Act 1996

Anyone intending to carry out work described in the Act MUST give adjoining owners at least 2 months notice in writing of their intentions.

The Act covers:- (i) work to be carried out directly to an existing party wall or structure

(ii) new building at or astride the boundary line between properties

(iii) excavation within 3 or 6 metres of a neighbouring building or structure, depending on the depth of the hole or foundations

If you are not sure whether the Act applies to work that you are planning, you should seek professional advice. A free explanatory booklet is available from ODPM Free Literature, PO Box 236, Wetherby, West Yorkshire, LS23 7BN. Tel 0870 1226236 e-mail odpm@twoten.press.net