

FULL PLANNING PERMISSION APPROVED

Matthew Sharpe
Thistledown Barn
Holcot Lane
Sywell
Northampton
NN6 0BG
United Kingdom

Applicant: Taylor Wimpey South Midlands

- Application ref:** 24/01984/FUL
- Proposal:** The construction of Sark Avenue to adoptable standards at Street Record, Sark Drive, Newton Leys, Milton Keynes
- Valid on:** 13 September 2024
- Decision:** In accordance with your application for the above development, accepted on the date above, in exercise of its powers as the local planning authority under the Town and Country Planning Acts and related and subordinate legislation, Milton Keynes City Council hereby **approves permission subject to conditions** listed below.

Some conditions listed may require further details to be submitted for approval before any works or use may commence. If conditions are not complied with, formal action can be taken against the developer and/or landowner.

Conditions (2)

- 1 The development hereby approved shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
- 2 The development hereby permitted shall be carried out in accordance with plans/drawings ref. 401 revision F Highway Layout received 13.11.2024, 402 revision D location plan received 09.09.2024, 26587-102G – Drainage Strategy Layout received 09.09.2024, 26587-400E – Drainage and Levels Strategy received 09.09.2024 unless as otherwise required by condition attached to this permission or

Date of decision: 23 December 2024

Jon Palmer, Head of Planning

pursuant to an approval of an application made under Section 96A of the Town and Country Planning Act 1990.

Reason: For the avoidance of doubt and in the interests of securing sustainable development.

Your attention is drawn to the following:

Pursuant to Section 38 and the Advance Payments Code of the Highways Act 1980, the proposed new estate roads should be laid out and constructed to adoptable standards and financially secured. Advice regarding the technical, financial, legal and administrative processes involved in achieving adoption of new residential roads may be obtained at www.milton-keynes.gov.uk/highways.

Standing informatives

Milton Keynes City Council takes a positive and proactive approach to development proposals, working with applicants or their representative in a positive and proactive manner by operating in line with its [Customer Charter](#), offering a pre-application advice service, having clear policy on when amendments will or will not be pursued or accepted, suggesting solutions to secure a successful outcome where appropriate and feasible, and informing applicants or their representative of any likely recommendation of refusal prior to a decision.

Unless expressly applied for and stated in the description above, this decision conveys no approval of an associated planning consent (such as listed building or advertisement consent).

Any deviation from the approved plans/drawings and/or details should be discussed with the local planning authority in advance. This includes circumstances where the applicant/developer subsequently identifies inaccuracies with the approved documents or conflict with other regulatory requirements. A formal application to secure a revised permission is likely to be necessary. Failure to secure necessary approval may result in the commencement of enforcement proceedings.

Right of appeal

If you are aggrieved by the decision of the local planning authority to grant permission for your proposal subject to conditions, then you can appeal to the Secretary of State. There are timescales associated with an appeal. In certain circumstances this can be as little as 28 days. Please contact the Planning Inspectorate for details of how to appeal.

Appeals must be made using a form available from the Planning Inspectorate at www.gov.uk/planning-inspectorate. The Secretary of State need not consider an appeal if it seems to them that the local planning authority could not have granted permission for the proposal or could not have granted it without the conditions they imposed, having regard to statutory requirements.

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) no less than 10 working days before submitting the appeal. Further details can be found online at www.gov.uk/planning-inspectorate.

Purchase notices

If permission is granted subject to an unacceptable condition, and the owner of the property claims that the property has consequently become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development/work which has been or would be permitted, the owner may serve on the Council a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Other regulatory matters

This is a decision under planning legislation only. It does not convey a decision under, or override, supersede or negate, any other legislation or the need to comply with restrictive covenants under civil law.

You can get further information on the need for Building Control approval at www.milton-keynes.gov.uk/planning-and-building/building-control.

You can get further information on the need for Premises Licensing and Permits or Food Hygiene approval at www.milton-keynes.gov.uk/environmental-health.

The applicant and/or developer is reminded of the need for separate consent to carry out any works in the adopted highway, as well as the Council's responsibility to issue official addresses for all residential and business premises. Further information is available at www.milton-keynes.gov.uk/highways.

Anyone intending to carry out work described in the Party Wall Act 1996 must give adjoining owners at least 2 months' notice in writing of their intentions. You can find out more at www.gov.uk/party-walls-building-works.