

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015



CONDITION DETAILS - SPLIT DECISION

To:	Laura Robinson	Application no: 20/01854/DISCON
	Barratt House	Applicant: Laura Robinson
	Sandy Way	Barratt Northampton
	Grange Park	Barratt House
	Northampton	Sandy Way, Grange Park
	NN4 5EJ	Northampton
	Northampton	NN4 5EJ
		England

Proposal: Details submitted pursuant to discharge of condition 24 (Landscape and Ecology Management Plan) and condition 29 (Double glazing and trickle vent details) attached to planning permission 15/01533/OUTEIS

At: Land At Eaton Leys Galley Lane Little Brickhill

Milton Keynes Council, under their powers provided by the above legislation, **Refuse** the

Details submitted pursuant to Condition 24

The reason(s) for refusing your application are :

(1) Condition 24 (Landscape and Ecology Management Plan)

Information submitted:

- Landscape and Ecology Management Plan ref GL1132 by Goldby + Luck including:
- Map 1 Ecological Feature Calculation.
- Map 2 Proposed Development.
- Map 3 Hedgrows losses and gains.
- Appendix 2.
- GL1132 06D to GL1132 13D Soft Landscape Proposals.

Although biodiversity features i.e.: bat and bird boxes have been included into the plan, the

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015



scheme submitted is different to the Landscaping plan approved. The approved landscape plans under RM consent include additional trees, hedge and shrubs along the southern boundary to strengthen the existing landscape and help mitigate the visual impact of development on open countryside. The lack of planting along the southern boundary in this submission is unacceptable. The southern boundary needs to include tree and shrub planting to contribute as a landscape buffer to mitigate the visual impact of development on open countryside. In addition all garden boundaries should be screened by shrub planting along the edge of this public open space. Without the approved planting along the southern boundary, it is not possible to confirm whether the biodiversity net gain is acceptable.

Milton Keynes Council, under their powers provided by the above legislation, **Approve Consent** for

Condition 29 (Double glazing and trickle vent details)

Information submitted and approved:

- Fresh Wall ventilators by Glida Vale dated April 2017.
- Linkvent MKII by Glazpart.
- Acoustic Calculation, Glass Configuration dated 7/12/2018 by Guardian Glass.
- Acoustic Performance, Glazing Configuration dated 3/22/2019 by Guardian Glass.
- Glazing specifications by NSG Group dated 28/07/2019.
- Drawing ref: H8097-AP-BH-1 Acoustic Provision - Barratt dated 12/09/19.
- Drawing ref: H8108- AP-DWH-1 Acoustic Provision - DWH dated 07/08/19.

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

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015



A handwritten signature in blue ink, appearing to read 'JP', with a long horizontal line extending to the right.

28th September 2020

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

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015



NOTES

Regarding the element(s) of the proposal which has been Refused Consent

On receipt of this notice of the decision of the Local Planning Authority to refuse consent for the display of the advertisement, you may appeal to the Secretary of State for the Environment in accordance with Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992, by sending notice of appeal in writing to the Secretary of State within 8 weeks of receipt of this decision or such longer period as the Secretary of State may allow.

The notice should be addressed to The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN and should be accompanied by a copy of the application, a copy of all relevant plans and particulars submitted to and all other relevant correspondence with the Local Planning Authority, and a copy of this notice. Appeal forms and guidance can be obtained from the Customer Support Unit Tel: 0117 372 6372 and can also be downloaded from the Planning Inspectorate's website www.planning-inspectorate.gov.uk.

Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – <https://www.planningportal.co.uk/info/200207/appeals>. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local planning authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

The Secretary of State is not, however, required to entertain such an appeal if it appears to him that consent to the display of the advertisement could not have been granted by the Local Planning Authority having regard to the provisions of the Regulations.

Regarding the element(s) of the proposal which has been Granted Consent

- (1) There must be not departure from the approved application, particulars and plans without the written consent of the Council.
- (2) This consent does not exempt the applicant from obtaining byelaw consent, where necessary, or compliance with any statutory requirements.
- (3) On receipt of this notice of the decision of the Local Planning Authority to grant consent subject to conditions, you may appeal to the Secretary of State for the Environment in accordance with Regulation 22 of the Town and Country Planning (Control of Advertisements) Regulations 1992, by sending notice of appeal in writing to the Secretary of State within eight weeks of receipt of this decision or such longer period as the Secretary of State may allow. The notice should be addressed to The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN and should be accompanied by a copy of the application, a copy of all relevant plans and particulars submitted to and all other relevant correspondence with the Local Planning Authority, and a copy of this notice.

Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local planning authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

The Secretary of State is not, however, required to entertain such an appeal if it appears to him that consent to the display of the advertisement could not have been granted by the Local Planning Authority otherwise than subject to the conditions imposed by them, having regard to the provisions of the Regulations.

- (4) At any time within a period of six months before the expiry of this consent, application may be made for the renewal thereof in the same manner as application was made for this

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015



consent.

The following are the Standard Conditions set out in Part 1 of the First Schedule to the above mentioned Regulations:___

- i) All advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
- ii) Any hoarding or similar structure, placard, board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Local Planning Authority.
- iii) Where any advertisement is required under these regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Local Planning Authority.