

## FULL PLANNING PERMISSION GRANTED

To: Mr Richard Langridge  
11 Warren Yard  
Warren Park  
Stratford Road  
MILTON KEYNES  
MK12 5NW  
England

**Application no: 21/00697/FUL**  
Applicant:

Housing & Regeneration  
Milton Keynes Council, Civic  
1 Saxon Gate East  
Milton Keynes  
MK9 3EJ  
England

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

**Demolition of existing building and erection of three new dwellings with associated parking and landscaping.**

**At: 1 Fern Grove Bletchley Milton Keynes MK2 3QF**

In accordance with your application, valid on 26th March 2021.

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](http://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 on 08/03/2021:

- A17-050-SLP001 rev A Proposed Plans & Elevations.
- Drainage Statement revision A dated February 2021.
- CSA/3718/110 Landscape Strategy Plan.
- A17-050-PL002 rev B Proposed Elevations.
- BHA\_352\_01 Tree Survey & Constraints Plan.
- Arboricultural Impact Assessment, dated May 2019.
- A17-050-PL003 rev B Proposed view from Fern Grove.

- A17-050-PL004 rev B Proposed view from school football court.
- A17-050-PL005 rev A Proposed Boundary Treatment Plan.
- 1026/01 Preliminary Levels Layout.

Received on 26/04/2021:

- A17-050-PL001 rev C Proposed Plans.

Received on 14/05/2021:

- Housing Accommodation Schedule.

Received on 20/09/2021:

- A17-050-AP001 rev D Proposed Site Plan.

Received on 04/10/2021:

- Mechanical and Electrical Stage 2 Services Report.

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)No development shall take place above slab level until a Schedule of the external materials to be used in the construction of the development have been submitted to, and approved in writing by, the Local Planning Authority. The Schedule shall include detailed specification, photo examples, RAL numbers and/or samples, as appropriate. 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 Policies D2 and D3 of Plan:MK (2019).

( 4)No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed. Thereafter, the cycle parking provision shall be kept free of obstruction and shall be

available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle parking in accordance with Policy CT3 of Plan:MK (2019).

( 5)No building or use hereby permitted shall be occupied or the use commenced until the car/vehicle parking area shown on the approved plans has been 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 in accordance with Policies SD1, D1 and CT10 of Plan:MK (2019).

( 6)Prior to the first occupation of the development hereby permitted the electric vehicle charging points as shown on the approved plan shall be provided and be retained thereafter.

Reason: To ensure that adequate parking facilities are provided to serve the development in accordance with Policy CT6 of Plan:MK.

( 7)No building or use hereby permitted shall be occupied or the use commenced until the vehicular access has been provided and thereafter retained at the position shown on the approved plans. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: In the interests of highway safety in accordance with Policy D1 of Plan:MK (2019).

( 8)Prior to the commencement of any development a Biodiversity Enhancement Scheme (BES) detailing the locations, specifications and ongoing management of features created or enhanced for biodiversity shall be submitted and approved to the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure enhancement of biodiversity in accordance with Policy NE1, NE2 and NE3 of Plan: MK (2019).

( 9)No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the

agreed Drainage Statement Revision A, prepared by Broughton Beatty Wearing (February 2021) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with Policies FR2 and FR3 of Plan:MK.

(10) Prior to the occupation of the development hereby the provisions for broadband infrastructure, as indicated within the Mechanical and Electrical Stage 2 Services Report, shall be installed within each household and be retained thereafter.

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

(11) A watching brief shall be carried out by a suitably qualified person during excavations for foundations and drainage to check for any unexpected contamination.

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 purpose and any potential risks to human health, property, and the natural and historical environment, are appropriately investigated and minimised.

(12) No building or use hereby permitted shall be occupied or the use commenced until the landscaping scheme has been completed in accordance with the approved plans, specifications and timetables unless a revised programme is agreed in writing with the Local Planning Authority.

Reason: To ensure that the appearance of the development is satisfactory and accords with Policies D2, D3, NE3 and NE5 of Plan:MK (2019).

(13) All existing trees, woodlands and hedgerows to be retained as shown on the approved plans shall be fully protected in accordance with the latest British Standards (currently BS 5837:2012 'Trees in relation to design, demolition and construction-Recommendations') by the time construction begins. All protective measures must be in place prior to the commencement of any building operations (including any structural alterations, construction, rebuilding, demolition and site clearance, removal of any trees or hedgerows, engineering operations, groundworks, vehicle movements or any other

operations normally undertaken by a person carrying on a business as a builder). The Root Protection Area (RPA) within the protective fencing must be kept free of all construction, construction plant, machinery, personnel, digging and scraping, service runs, water-logging, changes in level, building materials and all other operations. All protective measures shall be maintained in place and in good order until all work is complete and all equipment, machinery and surplus materials have been removed from the site.

Signs informing of the purpose of the fencing and warning of the penalties against destruction or damage to the trees and their root zones shall be installed at minimum intervals of 10 metres and a minimum of two signs per separate stretch of fencing.

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 D2, D5 and NE1 of Plan:MK (2019).

### **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.

In this instance, on-going discussions have taken place with the agent and applicant during the course of the application.

### **Informative(s)**

( 1)Sustainable drainage systems (SuDS)

A position statement by Milton Keynes Council that outlined the physical and natural environment core policy vision for how Milton Keynes can aspire to become the 'Greenest City in the World' was approved by Cabinet in November 2019. In this, it underlined the following:

Create:

**Development Management,  
Civic, 1 Saxon Gate East, Central Milton Keynes MK9 3EJ  
Planning Enquiries Direct Line (01908) 252358  
MK Council Tel: (01908) 691691  
[www.milton-keynes.gov.uk](http://www.milton-keynes.gov.uk)**

In order to address surface water flooding, urban growth and regeneration will adopt a comprehensive approach to designing sustainable drainage systems (SuDS) with surface water being attenuated and treated on site using methods that blend infrastructure nature, landscape and trees. Milton Keynes will create a more diverse portfolio of water landscapes that support greater biodiversity.

#### Engage:

...Sustainable drainage systems will be seen as a positive tool for providing local amenity benefit as well as managing flood risk.

Sustainable drainage systems (SuDS) mimic natural drainage processes by reducing the effect on the quality and quantity of runoff from developments whilst also providing amenity and biodiversity benefits. The variety of SuDS techniques available means that virtually any development should be able to include a scheme based around these principles. As such, SuDS such as permeable paving, swales, green roofs, attenuation basins and wetlands should be preferred on all development sites ahead of conventional piped drainage measures. We will seek evidence that permeable surfaces and surface based conveyance and storage systems are to be used wherever practical.

#### Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

( 2)The applicant is reminded to check with Milton Keynes Council Highway Department to establish whether works are required to the existing speed cushion prior to the commencement of any works on site.

#### **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 be 'JP', with a long horizontal line extending to the right.

18th October 2021

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

### **Appeals to the Secretary of State**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990 (as amended).

If you want to appeal, then you must do so within six months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

You can appeal using a form that you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Customer Support Unit, Tel: 0117 372 6372. Appeal forms and guidance can also be downloaded from the Planning Inspectorate's website [www.planning-inspectorate.gov.uk](http://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 need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development 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 him.

### **Purchase Notices**

If either the local planning authority or the Secretary of State for the Environment

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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](mailto:odpm@twoten.press.net)