



To: Mr Paul Smith  
38 Manor Road  
Didcot  
OX11 7JY

**Application no: 20/03232/PANB1C**  
Applicant: Mr Stuart Hammond  
Woodlands  
London  
NW11 9QT

3rd February 2021

Dear Sir/Madam,

MILTON KEYNES COUNCIL AS THE LOCAL PLANNING AUTHORITY DETERMINE THAT THE PRIOR  
APPROVAL OF THE AUTHORITY IS **REQUIRED AND REFUSED**

Application No: 20/03232/PANB1C

**Prior notification for change of use from office (use class B1) to 26 x flats (use class C3) (1 x  
studio, 17 x 1bed & 8 x 2bed)**

**At: Job Centre Maybrook House 224 Queensway Bletchley Milton Keynes**

in accordance with your application electronically registered on 10th December 2020

Milton Keynes Council hereby determine that the prior approval of the local planning authority is required and refused for the above mentioned application in accordance with the plans and particulars accompanying it for the following reasons:

(1) The access arrangements associated with the site fail to provide safe and sufficient access for the proposed residential use, resulting in safety concerns for its user and future occupiers of the site. The proposal is therefore contrary to Class O(a), Part 3, Schedule 2 of the General Permitted Development Order 2015 (as amended) and prior approval is required and refused.

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND  
COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)  
ORDER 2015 (AS AMENDED)



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3rd February 2021

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