

FULL PLANNING PERMISSION GRANTED

To: Miss Suzy Wilson
20 Farringdon Street
London
EC4A 4AB
United Kingdom

Application no: 21/02320/FUL
Applicant: Betterstore Properties UK
Limited
c/o Agent
Suzy Wilson, RPS Group
20 Farringdon Street
London
EC4A 4AB
United Kingdom

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

**Erection of a three-storey extension to the existing self storage unit (Class B8 use), with alterations to the car parking areas and installation of cycle parking.
At: Storage King 39 - 39A Barton Road Bletchley Milton Keynes MK2 3HW**

In accordance with your application, valid on 17th August 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 for further details.

Conditions:

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

Received plans 28.7.21 -

STK01-MAA-XX-DR-A-01001 Rev. P04 - Location Plan
STK01-MAA-XX-DR-A-01101 Rev. P09 - Proposed Block Plan/Site Layout
STK01-MAA-XX-DR-A-01111 Rev. P04 - Proposed Site Elevations (SE01, SE02, SE03 & SE04)
STK01-MAA-XX-DR-A-01121 Rev. P04 - Proposed Site Sections (SAA & SBB)

STK01-MAA-XX-DR-A-02101 Rev. P06 - Proposed Ground Floor Plan
STK01-MAA-XX-DR-A-02104 Rev. P06 - Proposed Roof Plan
STK01-MAA-XX-DR-A-04101 Rev. P04 - Proposed GA Elevations (E01, E02, E03 & E04)

Received plans on 17.8.21 -

STK01-MAA-XX-DR-A-01102 Rev. P06 - Proposed Block Plan: Level 01
STK01-MAA-XX-DR-A-01103 Rev. P06 - Proposed Block Plan: Level 02
STK01-MAA-XX-DR-A-02102 Rev. P06 - Proposed First Floor Plan
STK01-MAA-XX-DR-A-02103 Rev. P06 - Proposed Second Floor Plan

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)The development hereby approved shall be carried out in accordance with the materials specified on the approved plans.

Reason: To ensure that the new work complements the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with Policies D1, D2, D3, D5 and SD1 of Plan:MK

(4)Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and/or re-enacting that Order with or without modification) the premises shall only be used for the purposes of a self-storage unit and office space as specified in the application (and shown on drawing references: STK01-MAA-XX-DR-A-02101-ProposedGAPlan00-P06 and STK01-MAA-XX-DR-A-02102-ProposedGAPlan01-P05) and for no other purpose on the Schedule to the Town and Country Planning (Use Classes) Order 1987 or any provision equivalent to that Class in any Statutory Instrument revoking and/or re-enacting that Order).

Reason: In order to ensure the safety of the surrounding highway network by virtue of a

lack of parking provision for any other use than specified above, in accordance with Policy CT10 of Plan:MK and the Milton Keynes Parking Standards 2016 SPD.

(5)The extension hereby approved shall not come into operation 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)The extension hereby approved shall not come into operation 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).

(7)The existing trees and/or hedgerows shown to be retained on the plans hereby approved shall be protected in accordance with BS 5837:2012 and shall not be damaged or destroyed, uprooted, felled, lopped, topped or poisoned during the construction period of the development without the prior written consent of the Local Planning Authority.

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 D1, D2, D4 and NE5 of Plan:MK.

(8)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 Flood Risk Assessment and SuDS Strategy prepared by RPS (V2 dated 15 October 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 extension hereby approved.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with Policies FR1 and FR2 of Plan:MK.

(9)The development hereby permitted shall be delivered in full accordance with the

recommendations given at Section 5 'Mitigation and Enhancement' and Section 6 'Conclusions' of the Ecological Appraisal (RPS, September 2021).

Reason: To protect and enhance protected and priority species and achieve net-gains for biodiversity pursuant to Policies NE2 & NE3 of Plan: MK.

(10)The development hereby permitted shall be carried out in full accordance with the Energy and Sustainability Statement Version E (dated 20.07.2021) submitted 28th July 2021.

Reason: To ensure the development results in a reduction in carbon emissions in accordance with Policy SC1 of Plan:MK.

(11)No development shall take place until an assessment of ground conditions to determine the likelihood of any ground, groundwater or gas contamination of the site has been carried out in accordance with the Environment Agency's 'Model Procedures for the Management of Land Contamination'. The results of this survey detailing the nature and extent of any contamination, together with a strategy for any remedial action deemed necessary to bring the site to a condition suitable for its intended use, shall be submitted to and approved by the Local Planning Authority before construction works commence.

Any remedial works shall be carried out in accordance with the approved strategy and validated by submission of an appropriate verification report prior to first occupation of the development.

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 in accordance with Part B of Policy NE6 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, following the receipt of additional information, the application was considered acceptable and permission was granted.

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



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

11th February 2022

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.

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

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

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