

CONDITION DETAILS - SPLIT DECISION

To: Rebecca Doull
7 Canon Harnett Court
Wolverton Mill
Milton Keynes
MK12 5NF

Application no: 23/01224/DISCON
Applicant: McCann Homes
Mr Andrew Inchbald
C/O Agent
7 Wolverton Mill
Milton Keynes
MK12 5NF
United Kingdom

Proposal: Approval of details required by conditions 5 (hard and soft landscaping), 16 (boundary treatments) and 18 (archaeology) of permission ref. 23/00129/FULM
At: Land To The Rear of 20 To 22 Simpson Road Bletchley

Milton Keynes City Council, under their powers provided by the above legislation, **Refuse** the
the details relating to

Condition 5
Condition 16

The reason(s) for refusing consent are:

(1) Condition 5 (Hard and Soft Landscaping)

Received on 02/08/2023:

ART232.01.B - Landscape Proposals; Dated: 18/07/2023
V21-155-GA01 Rev. G - Proposed Site Plan; Dated: 18/07/2023

The submitted details are hereby refused.

The soft landscaping proposals are not based on the site layout approved under 23/00129/FULM, which was referenced V21-155-GA02. The layout of the hard and soft landscaping needs amendments to be based on the approved layout drawing for accuracy. The submitted soft landscape plan and the schedule included within do not match in terms of quantities of proposed species. The soft landscape plan shows 4 Amelanchier but the schedule only has 3.

(2) Condition 16 (Boundary Treatments)

Received on 02/08/2023:

ART232.01.B - Landscape Proposals; Dated: 18/07/2023

V21-155-GA01 Rev. G - Proposed Site Plan; Dated: 18/07/2023

V21-155-GA35 Rev. D - Boundary Treatment (Sheet 1); Dated: 27/07/2023

The submitted details are hereby refused.

The proposal to retain existing fencing is not supported without justification. Submitted photos demonstrate long stretches of retained timber fencing in poor condition and long stretches of retained existing 2.2m high Palisade Fencing that will offer no screening. The loose photos, labels and images of existing and proposed boundary treatments need to be incorporated onto a plan with annotations to explain which photo/label/image relates to which section of the site boundary.

There are discrepancies between the boundary treatments shown on the soft landscape proposals plan and those shown on the proposed site plan (Rev. G). The plans should correlate with one another. There is already an approved plan titled 'Proposed Site Plan' therefore, the plan for this submission ought to be differently titled to differentiate between the plans.

In accordance with your application, valid on 26th May 2023 Milton Keynes City Council, under

their powers provided by the above legislation, **Approve Consent** for the details relating to

Condition 18

The details approved are:

(1) Condition 18 (Archaeology)

KDK Archaeology Ltd - Archaeological Evaluation Report; Dated: 08/03/2023

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 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

23rd August 2023



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

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 consent.