

Town Planning & Environmental Management Committee - 6 May 2020

Planning Applications - Delegated Decisions

These decisions will not be made through the normal committee meeting process but instead are delegated to the Deputy Clerk. Members of the public are invited to submit their comments by email to deputyclerk@newport-pagnell.org.uk by 12pm on Wednesday 6 May

Item 1 Planning Applications

Meeting Date	Planning Appl'n	Details	Address	Grounds for objection	Decision on 06/05/20	Member chosen to speak at DCC
06/05/2020	20/00925/FUL	Single storey front porch and rear extension, loft conversion (rear dormer, hip to gable side, front gable) and replacement of stone cladding (resubmission of 19/03086/FUL)	6 Willen Road	None		
06/05/2020	20/00938/FUL	Erection of a two storey detached dwelling with undercroft voids and car port with the extension to the existing access track and associated works	The Paddocks, Lakes Lane	(1) This application bears no resemblance to the previous application that was granted outline planning application for this site (2) The proposed very large modernistic live/ work 'farmhouse' built on mass concrete stilts in a rural outlook setting has an overall massing that it totally out of keeping with the immediately adjacent bungalow at the riding/livery stables . It will also be highly visible from Lakes/Kickles Lane and Bury Field Common (3) Due to its large 'footprint' the surface/ ground water storage capacity will be large and there is no calculated evidence to suggest that this test has been met or the detailed mitigation measures save for the residential area being 1.8m above datum level with a flood plan for an actual episode. The garaging void is the apparent water storage capacity rather than wet/dry balancing pond as part of the existing ground water swale (ditch) The Environment Agency have not commented to date.	To object to the application based on these grounds and to request that it is referred to the DCC/P for determination	Cllr Winsor
06/05/2020	20/00993/FUL	Change of use of the existing ground floor units from B2 (General Industrial) and A1 (Ancillary Retail) to C3 (Residential) to provide 4 No. 2 bedroom apartments utilising the existing access and parking to the building and site. Introduction of new glazed units for the proposed new apartments	40,42,43 and 45 Green Farm Road	None		

1.1 Additional comments

20/00938/FUL **The Chairman** added that there was a danger that, if permission is granted as applied for, Non-Material Amendments will then be made to the application that will change the appearance of the premises and NPTC will have no redress. This matter needs to be flagged with the Planning Case Officer from the outset.

Cllr Clarke pointed out that the raised ground floor building level will be a minimum height from the ground level of 1.8m, with the only accesses to the building by numerous steps both to the front & rear of the proposed property, then this will make the property accessible by only able bodied residents, or visitors, with no apparent lift available, so access not DDA compliant.
Cllr Day had no objections but agreed with Cllr Clarke that access for those with mobility limitations would be restricted

Item 2 Planning Decisions

The Committee received and noted the Deputy Clerk's updated schedule of planning decisions comparing TPEM's representations against MKC decisions