

Town Planning & Environmental Management Committee - 22 April 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 22 April**

Item 1 Planning Applications

| Meeting Date | Planning Appl'n | Details | Address | Grounds for objection | Decision on 22/04/20 |
|--------------|------------------------------|---|-------------------------------------|---|---|
| 22/04/2020 | 20/00704/FUL | Conservatory to the rear (retrospective) | 20 Kipling Drive | None | No objection |
| 22/04/2020 | 20/00754/FUL | Proposed detached two bedroomed dwelling (resubmission of 19/02249/FUL) | 21 St Margarets Close | (1) The proposed infill development is out of keeping with the surrounding properties in St Margarets Close and will have an adverse effect on the streetscene. The development is therefore contrary to Policy NP4 of the Newport Pagnell Neighbourhood Plan (windfall sites). (2) There is no guaranteed access to the new development. The proposed property although in St Margaret's Close will front on to Seven Drive. The only access to the property is via vehicle access gates, which are on the access driveway of Harben House, not directly on to the highway | To object to the application based on these grounds |
| 22/04/2020 | 20/00753/FUL | Creation of 34m x 17m multi-use games area (MUGA) with boundary fencing | Green Park School, Green Park Drive | None | No objection |
| 22/04/2020 | 20/00881/FUL | Proposed porch and first floor extension over existing garage | 29 Chaucer Close | None | No objection |

1.1 Additional comments

20/00754/FUL Cllr Clarke pointed out that the resident of No. 21 St. Margaret's Close has written personal permission from a previous owner of the complex, Rank Xerox in May 1972, to allow them to use the access, but this letter states that the access could be rescinded at any time. A further condition states that if the existing owner of No. 21 gives up occupation of the said property, then access will terminate automatically. This would suggest that the sole access to the proposed new development is not guaranteed and could be terminated at any time, leaving the property without any legal access. Cllr Day added that there was also at one point a proposal that Harben House would reverse their entry and exits. If that happened the exit from the 21 St. Margarets Close property would be dangerous

20/00753/FUL Cllr Clarke commented that (i) Sports England have a holding objection and have asked the school for additional details. If on receipt of these details SE are still not content, they may put in an objection to the Secretary of State if planning permission is granted, and (ii) a restriction has been suggested by Environmental Health that the MUGA should be for non commercial use and solely for the use of the School.

Item 2 Planning Decisions

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

Item 3 Public Transport matters

The Committee noted that the ongoing issues with the Tickford Arcade and Market Hill bus stops, and all other Public Transport-related issues have been put on hold indefinitely

Item 4 Highways matters

- 4.1 The Committee noted that the Tickford Street road safety issues, Queens Avenue long-stay car park drainage works, purchase of a SID and other highways-related issues have been put on hold indefinitely
- 4.2 MKC Highways are proposing to carry out the re-lining works to the Queens Avenue long stay car park (match funded under the MKC CIF scheme) during the lockdown, while there are fewer cars parked. Ringway are due to start the works next Monday (27 April). Warning notices will be erected on 23 April and any cars remaining in the car park on Friday 24 April (and again on Sunday 26 April) will have warning notices put on their windscreens.

Item 5 Environmental matters

- 5.1 The Committee noted that the Town Council's efforts to persuade Highways England to install noise barriers around the MSA are continuing with the support of the local MP
- 5.2 The Committee noted that Cllr Winsor had written to Highways England about the adverse impact on the environment caused by the smart motorway piling operations and the works to the embankment. He has since received a detailed reply from HE addressing the points raised. A meeting will be arranged to discuss the issues further once the lockdown measures have been lifted.

Item 6 Newport Pagnell Neighbourhood Plan (NPNP)

The Committee noted that the final presubmission documents in respect of the modified NPNP (Version 2) have been prepared ready for discussion at the NPIG meeting on 30/04/20

Item 7 Budget Reports

The Committee received and noted the TPBM budget report for Month 12 (unadjusted for year-end)