

From: Mackowiak, Marek
Sent: 11/02/2010 10:52:37
To: Sakyi, Richard
Subject: 10/00018/FUL
Attachments: App 10 00018 FUL.doc

Please find my comments attached.

Marek

App 10/00018/FUL

Land to Right of Village Hall Church Road, Sherington, Milton Keynes

Location

This site comprises the area of public open space to the south east of Church Lane in Sherington. The proposal is for a village shop and café. The application site is currently being used as a children's play area.

Notation on Proposals Map

Site has notation on the proposals map for existing recreation and open space.

Relevant Policies

L2 - PROTECTION OF PUBLIC OPEN SPACE AND EXISTING FACILITIES

VS1 - NEW VILLAGE SHOPS

The key issue here is the loss of public open space and if there is any justification to depart from policy. Under **policy L2** "Planning permission will be refused for proposals involving the loss of open space used for leisure and recreation unless alternative provision of at least equivalent size, quality, suitability and convenience is made". The current proposal would involve the loss of a significant section of the well-maintained children's play area. The applicant has not provided any evidence demonstrating that any alternative locations for the proposed shop within the village have been looked at. Additionally, no compensatory provision for the loss of open space has been offered. It must be emphasised that the loss of open space will be a permanent loss and the remaining open space, by default will have to make up for that loss.

Policy VS1 – the Local Plan states "The Council supports the provision of new village shops as long as they are within the village development boundary, provide a local service and do not cause significant problems for local residents". It should be noted that in principle a proposal for a village shop in the established residential area is not contrary to the Local Plan as long as it is within the village development boundary and there are no site specific constraints that would merit refusal of a planning application.

Summary

To conclude the proposed development would result in the loss of open space used for leisure and recreation; no compensatory provision for the loss of open space has been offered. Therefore, the proposal is contrary to policy L2 of the Local Plan.

Marek Mackowiak

11/02/10