
From: Mackowiak, Marek
Sent: 26/04/2010 12:02:15
To: Sakyi, Richard
Subject: RE: 10/00490/ful
Follow Up Flag: Follow up
Due By: 01 January 1601 00:00:00
Flag Status: Green
Attachments: App 10 00490 FUL.doc

Richard,

Please find my comments attached.
Regards,

Marek

Marek Mackowiak
Planning Officer
Milton Keynes Council

T: 01908 254573

From: Sakyi, Richard
Sent: 23 April 2010 10:14
To: Mackowiak, Marek
Subject: RE: 10/00490/ful

Marek,

The applicant's agent has been informed of the requirement for a tree survey. I have been given the assurance that this will be done and submitted as soon as it is possible. Nevertheless, your view in terms of policy will be sincerely appreciated.

Richard

Senior Planning Officer
Milton Keynes Council
1 Saxon Gate East
Central Milton Keynes
Bucks, MK9 3ZJ
Direct Line: 01908252509

From: Mackowiak, Marek
Sent: 22 April 2010 12:18
To: Sakyi, Richard
Subject: 10/00490/ful

Richard,

The proposal apart from the shop also includes additional car parking provision. The extended car parking would have a direct impact on a number of semi mature trees, which currently form part of the play/recreation area. I note that the applicant has not submitted a tree survey that normally is required when a proposal may affect trees on or adjacent to the application site. Because of that it is difficult for me to make any informed comments.

Regards,
Marek

Marek Mackowiak
Planning Officer
Milton Keynes Council

T: 01908 254573

App 10/00490/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 post office. The application site is currently being used as a play/recreation 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

Policy L2

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 The current proposal follows a recently withdrawn application for a village shop & post office in the same broad location. It should be noted that the currently proposed scheme has a smaller footprint and although it would still involve some loss of the play area this loss would be less significant as that caused by the previously proposed scheme. The submitted Design and Access statement confirms that due to the proposed development some play equipment will require relocating and that the Parish Council intends to add additional equipment to the play area. Also an email from the Council's Play Area Officer has been submitted in support of the proposal. The Play Area Officer indicates that there is sufficient play area for any additional or relocated play equipment.

My rough estimate is that as a result of the proposed development approximately 11% of the existing play/recreation area would be lost.

The proposal apart from the shop & post office also includes a car park extension. The extended car parking would have a direct negative impact on a number of semi mature trees, which currently form part of the play/recreation area. I note that the applicant has not submitted a tree survey that normally is required when a proposal may affect trees on or adjacent to the site. However, I understand that the survey will be submitted shortly and that the council's tree officer who is being consulted on the proposed development will provide specific comments.

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 new 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.

Recommendation

Bearing in mind that the proposed shop would only marginally reduce the existing play/recreation area and that it would provide an important facility for the village and particularly for villagers without access to private transport I raise no objections to the current proposal.

Marek Mackowiak
26/04/10