



**5. MKC CONSULTATION ON
MAJOR PLANNING APPLICATION
21/00328/FUL**

**Full Council: Special meeting
Wednesday 3rd March 2021**

Agenda item: 5

please click on the links, in blue and underlined, for access to the documents

Purpose of Report:

This report will enable Council to agree a response to Major Planning Application 21/00328/FUL:

21/	00328	FUL	https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?keyVal=QNZX2OKWI8Z00&activeTab=summary	164-168	Former Gasworks	Full planning application for the demolition of 164-168 High Street and the development of 24 residential dwellings, landscaped amenity space, vehicle parking and other associated works.
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Background:

This application was considered at the [Planning Committee meeting on 22nd February 2021](#). The Committee unanimously agreed to recommend to Full Council that the application should be objected to. Please [click here for the draft minutes](#).

Update: At the time of the meeting, there were seven objections raised on the Milton Keynes Council planning portal. There are now 24 objections which in summary are due to concerns over Flood Risk, Poor Design, Access, Parking etc. to read the Public Representations please [click here](#).

Several MKC Departments have also responded: 1. the MKC Urban Design team who have raised [concerns](#) and 2. the MKC Affordable Housing Team have raised an objection due to the [lack of affordable housing](#).

Other Considerations:

When responding to the application, may also wish to consider Policy 9 from the Made Stony Stratford Town Council Neighbourhood Plan (extracted below for your ease of reference).

POLICY 9

DEVELOPMENT PROPOSALS

The following sites within the Parish are identified for development to support the Plan's aims and objectives and shown on Map 9 and the Proposals Map:

- the Northern Gateway, comprising the former caravan sales and gasworks sites on the eastern side of Stony Stratford High Street, for either commercial uses (B1 - Business use class, possibly C1 hotel) or a more mixed use development combining residential and commercial uses, with a quality of design recognising the position at the northern entrance to Stony Stratford and the adjacent conservation area.
Development proposals should:
 - i. provide high architectural quality frontage buildings that sit on the back edge of the pavement of High Street, to continue the dominant building line;
 - ii. extend the high architectural quality to the remainder of the scheme, including details and materials;
 - iii. propose a layout that reflects those in the adjacent conservation area, for example, linear terraces, avoiding suburban layouts and densities.

Lynne Compton, PSLCC, Cert HE
Clerk to the Council

1st March 2021