

FULL PLANNING PERMISSION REFUSED

To: 314 Midsummer Boulevard
Mr Nick Stafford
WYG
Midsummer Court
Milton Keynes
MK9 2UB

Application no: 19/02698/FUL
Applicant: Milton Keynes College

Milton Keynes Council, under their powers provided by the above legislation, **Refuse Permission** for

The development of an Institute of Technology (use class D1) within Block D at Bletchley Park, the erection of a single deck car park upon the existing Bletchley Rail Station surface car park, creation of new pedestrian accesses, landscaping and associated works

At: Block D Bletchley Park Sherwood Drive Bletchley Milton Keynes

in accordance with your application, valid on 14th October 2019 and the following drawings:

Site Location Plan. Drawing: (S)1001. Revision E. Dated 04.10.2019. Received on 14th October 2019

Proposed Site Plan - Bletchley Park. Drawing: (SK) 1001. Revision E. Dated 04.10.2019. Received on 14th October 2019

Existing and Proposed Park Elevations. Drawing: (S) 1019. Revision B. Dated 30.07.2019. Received on 14th October 2019

GA Ground Floor Plan (Sheet 1). Drawing: (SK) 1004. Revision E. Dated 04.10.2019. Received on 14th October 2019

GA Ground Floor Plan (Sheet 2). Drawing: (SK) 1005. Revision D. Dated 30.09.2019. Received on 14th October 2019

GA Roof/First Floor Plan (Sheet 1). Drawing: (SK) 1006. Revision C. Dated 30.09.2019. Received on 14th October 2019

GA Roof/First Floor Plan (Sheet 2). Drawing: (SK) 1007. Revision B. Dated 30.09.2019. Received on 14th October 2019

Proposed Elevations (Sheet 1 of 6). Drawing: (SK) 1010. Revision C. Dated 27.09.2019. Received on 14th October 2019

Proposed Elevations (Sheet 2 of 6). Drawing: (SK) 1011. Revision C. Dated 27.09.2019.
Received on 14th October 2019

Proposed Elevations (Sheet 3 of 6). Drawing: (SK) 1012. Revision C. Dated 27.09.2019.
Received on 14th October 2019

Proposed Elevations (Sheet 4 of 6). Drawing: (SK) 1013. Revision C. Dated 27.09.2019.
Received on 14th October 2019

Proposed Elevations (Sheet 5 of 6). Drawing: (SK) 1014. Revision C. Dated 27.09.2019.
Received on 14th October 2019

Proposed Elevations (Sheet 6 of 6). Drawing: (SK) 1015. Revision C. Dated 27.09.2019.
Received on 14th October 2019

Proposed Sections (Sheet 1). Drawing: (SK) 1020. Revision C. Dated 30.09.2019.
Received on 14th October 2019

Proposed Sections (Sheet 2). Drawing: (SK) 1021. Revision C. Dated 30.09.2019.
Received on 14th October 2019

Proposed Sections (Sheet 3). Drawing: (SK) 1022. Revision B. Dated 30.09.2019.
Received on 14th October 2019

Proposed Sections (Sheet 4). Drawing: (SK) 1023. Revision C. Dated 30.09.2019.
Received on 14th October 2019

Proposed Sections (Sheet 5). Drawing: (SK) 1024. Revision B. Dated 30.09.2019.
Received on 14th October 2019

Typical Wall Section. Drawing: (SK) 1026. Revision C. Dated 26.09.2019. Received on
14th October 2019

Reception & Display Break Out Section. Drawing: (SK) 1027. Revision C. Dated
30.09.2019. Received on 14th October 2019

Proposed Hub Section. Drawing: (SK) 1028. Revision C. Dated 30.09.2019. Received
on 14th October 2019

Entrance Access Gate Plans/Elevation. Drawing: (SK) 1036. Revision C. Dated
30.09.2019. Received on 14th October 2019

Proposed Access and Refuse Strategy. Drawing: (SK) 1037. Revision E. Dated
04.10.2019. Received on 14th October 2019

Proposed East Refuse Store Plans and Elevations. Drawing: (SK) 1038. Revision C.
Dated 04.10.2019. Received on 14th October 2019

Proposed West Refuse/General Store Plans and Elevations. Drawing: (SK) 1039.
Revision C. Dated 04.10.2019. Received on 14th October 2019

Proposed Car Park Plan. Drawing: (SK) 1050. Revision B. Dated 30.09.2019. Received
on 14th October 2019

Geo-Environmental. Ground Investigation Report. Maps Pages 1-18 (Plus Appendices).
Reference 212082170_1_1. Dated 23.07.2019. Received on 14th October 2019

Geo-Environmental. Ground Investigation Report. Hand Pits 9, 10 and 11. Reference
GE17778. V1. Dated July 19. Received on 14th October 2019

Geo-Environmental Ground Investigation Details (Maps). Reference 212082170_1_1. Pages 1-6; 1-5; 1-5; 1-12. Dated 23.07.2019. Received on 14th October 2019
Demolition Plan (Sheet 1). Drawing: (SK) 1002. Revision C. Dated 30.09.2019. Received on 14th October 2019
Demolition Plan (Sheet 2). Drawing: (SK) 1003. Revision C. Dated 30.09.2019. Received on 14th October 2019
Block D Structural Condition Report. Reference: 451816PEP-00-XX-RP-S-6600. Revision No. P03. Dated 24.01.2017. Received on 14th October 2019
Report on an Investigation of Reinforced Concrete Framing Elements. Report No. 4219. Issued 21st December 2016. Received on 14th October 2019
Report on Necessary Structural Works. Job No. 873. Dated September 2019. Received on 14th October 2019
Tree Removal Plan to protect Block D from Subsidence. Drawing: 120. Dated 26.09.2019. Received on 14th October 2019
Ecological Appraisal. Dated 23rd September 2019. Pages 1-33. Received on 14th October 2019
Ground Investigation Report. Reference GE17778-GIR-SEP19. Version 1.0. Pages 1-155. Dated 13.09.2019. Received on 14th October 2019

Overview and Feature Details. Drawing: 19/1251. Dated 27.09.2019. Revision V1. Received on 14th October 2019
Landscape Design Proposals Inset 1. Drawing: 19-1251. Dated 27.09.2019. Received on 14th October 2019
Landscape Design Proposals Inset 2. Drawing: 19-1251. Dated 27.09.2019. Received on 14th October 2019
Landscape Design Proposals Inset 3. Drawing: 19-1251. Dated 27.09.2019. Received on 14th October 2019
Landscape Design Proposals Inset 4. Drawing: 19-1251. Dated 27.09.2019 (Revised). Received on 17th December 2019
Landscape Design Proposals Inset 5. Drawing: 19-1251. Dated 27.09.2019. Received on 14th October 2019
Landscape Design Proposals Inset 6. Drawing: 19-1251. Dated 27.09.2019. Received on 14th October 2019
Landscape Design Proposals Inset 7. Drawing: 19-1251. Dated 27.09.2019. Received on 14th October 2019
Landscape Design Proposals Inset 8. Drawing: 19-1251. Dated 27.09.2019. Received on 14th October 2019
Tree Removal Plan. Drawing: AEL-18063-TRP. Revision B. Dated 04.10.2019. Received on 14th October 2019
Arboricultural Impact Assessment BS5837:2012. Report Reference AEL-18063-AIA. Version C. Dated 04.10.2019. Received on 14th October 2019
Tree Constraints Plan. Drawing: AEL-18063-TCP. Revision B. Dated 04.10.2019.

Received on 14th October 2019

Tree Impact Plan. Drawing: AEL-18063-TIP. Revision A. Dated 27.06.2019. Received on 14th October 2019

Tree Protection Plan. Drawing: AEL-18063-TTP. Revision A. Dated 27.06.2019. Received on 14th October 2019

Framework Travel Plan. Reference RTA110854-02. Dated September 2019. Received on 14th October 2019

Transport Statement. Drawing: RT110854-01. Dated September 2019. Received on 14th October 2019

Underground Drainage Plan Overall. Drawing: 200. Dated 15.09.2019. Received on 14th October 2019

Surface Water Disposal Details. Report: 3w/0/. Dated 23rd September 2019. Received on 14th October 2019

Peak Runoff Calculations. Reference 873. Sheet 1. Dated 20.11.2019. Received on 26th November 2019

Bletchley Park Block D - Heritage Statement. Dated 3rd October 2019. Received on 14th October 2019

Existing and Proposed Window Details. Drawing: (SK) 1060. Dated 15.08.2019. Received on 14th October 2019

Internal Door Types. Drawing: (SK) 1070. Revision A. Dated 01.10.2019. Received on 14th October 2019

External Door Types. Drawing: (SK) 1071. Dated 02.10.2019. Received on 14th October 2019

Sustainability Statement. Pages 1-28. Received on 14th October 2019

BREEAM UK Refurbishment & Fit Out 2014 - Pre-Assessment. Dated 23rd July 2019. Received on 14th October 2019

The reason(s) for refusing your application are:

(1) Due to the absence of a legal agreement (and planning obligation) securing the off-site car parking provision, it is likely that the development as proposed would result in a shortfall of up to 120 car parking spaces. This shortfall would result in the development contravening the adopted parking standards as presented within the Council's adopted Parking Standards SPD (2016). Which subsequently, would likely result in unacceptable pressures on the nearby highway network which would have unacceptable implications on both the amenity of nearby occupiers, in addition to the

safety of highway users, thereby contravening Policy CT10 of Plan:MK (2019).

Working With the Applicant

In accordance with paragraph 38 of the National Planning Policy Framework Milton Keynes Council takes a positive and proactive approach to development proposals focused on solutions. Milton Keynes Council works with applicants/agents in a positive and proactive manner by: offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application; where possible suggesting solutions to secure a successful outcome; informing applicants/agents of any likely recommendation of refusal prior to a decision; and by adhering to the requirements of the Milton Keynes Council Corporate Plan and the Planning and Transport Service Plan.

In this instance the applicants have received pre-application advice and the Local Planning Authority has actively worked with the applicants in order to address the material planning issues arising. Whilst the majority of the material issues have been addressed, the proposed parking arrangement has not been secured, and whilst a number of extensions of time were agreed between the Local Planning Authority and the applicants, with the absence of a legal agreement it has been agreed by both the applicants and the Local Planning Authority to refuse the application on this basis.

Your attention is drawn to the attached notes



A handwritten signature in blue ink, appearing to read 'JP', followed by a horizontal line.

21st May 2020

Jon Palmer MRTPI – Head of Planning
For and on behalf of the Council

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990 (as amended).

If you want to appeal, then you must do so within six months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

You can appeal using a form that you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Customer Support Unit, Tel: 0117 372 6372. Appeal forms and guidance can also be downloaded from the Planning Inspectorate's website www.planning-inspectorate.gov.uk.

Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – <https://www.planningportal.co.uk/info/200207/appeals>. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local planning authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State for the Environment

Development Management,
Civic Offices, 1 Saxon Gate East, Central Milton Keynes MK9 3EJ
Planning Enquiries Direct Line (01908) 252358
MK Council Tel: (01908) 691691
www.milton-keynes.gov.uk

refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council, or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State appeal or reference of the application to him.

These circumstances are set out in section 114 and related provisions of the Town and Country Planning Act 1990 (as amended).