



Corrigendum to Central Buckinghamshire Area Planning Committee

Application Number:	20/00823/ADP
Proposal:	Reserved matters application pursuant to outline planning permission 16/02551/AOP landscaping, Layout and Scale) to provide 67 residential dwellings (Use Class C3), and associated works to include details required by Conditions; 4 (Tree Protection) and 5 (Existing and proposed levels)
Site Location:	Land Off Soulbury Road And Dove Street Stewkley Buckinghamshire
Applicant:	Ms Amy Atkins
Case Officer:	Helen Fadipe
Ward(s) affected:	Former Stewkley Ward/Great Brickhill Ward (current)
Parish-Town Council:	Stewkley
Date valid application received:	06.03.2020
Statutory determination date:	05.06.2020
Recommendation	Deferred and Delegated (Approval subject to conditions)

Page 6, Paragraph 2.10

Delete

'The application has been called in by Cllr Scott Raven because of the concerns raised by the Parish Council in relation to a number of planning issues'.

Insert

The application has been referred to Planning Committee following a call in from Cllr Scott Raven, Ward Member raising a number of planning issues. The matters for consideration in this reserved matters application are layout, scale, appearance and landscaping and is not considered to have wider strategic impact, therefore consideration by the Area Planning Committee is appropriate. In the interest of the wider public it is considered that the application would benefit from further public scrutiny.

Reason for change: Clarification

Paragraph 2.10

Page 7, Paragraph 2.10

Delete 42% and insert 30%

To read

The development is shown to comprise market dwellings and affordable dwellings (30%). The market dwellings are shown to consist of:

Reason for change – Typographical Error

Page 12, Paragraph 8.5

Revise to read

The Housing officer *initially* requested that in line with emerging policy, 15% of the units for affordable rent are provided as accessible for wheelchair users in accordance with Part M4(3) of the Building Regulations. *Following the Officer's comment, the proposal was amended and the revised masterplan layout (LN45-PL-004 Rev PL2) shows 10% of affordable housing provision will be M4(3) wheelchair adaptable. The two units (plots 14 and Plot 20) are four bedroom houses and in view of the size of the dwellings the reduction in percentage provision is considered acceptable by the Affordable Housing Officer.*

Reason for change: To include the most recent Affordable Housing Officer's consultee response

Page 15, Paragraph 11.7

Delete 'Griffin Fields' and insert 'Walducks Close', and

Insert after respectively. *'However, the submitted plans showed alternative pedestrian links to Orkney Close and Griffin Field'.*

To read:

The outline application included two pedestrian links to Orkney Close and Walducks Close respectively. *However, the submitted plans showed alternative pedestrian links to Orkney Close and Griffin Field.* While it is recognised that the proposed footpaths to Orkney Close and Griffin Field will improve pedestrian access between the site and the surrounding area, the Highway Authority is of the opinion that the additional links were unnecessary from a highway's perspective.....

Reason for change: Typographical error and clarification.

Page 19 paragraph 13.2

Revise to read

The details in the Flood Risk Compliance Report and Maintenance Plan (Ref.18669/FRA-C&MP Rev. A, August 2020, Woods Hardwick) has been considered *by the SUDs Officer*, it is noted the document is an update to the original which was submitted as details pursuant to conditions 6 and 7 under application reference 16/A2551/DIS. *While the changes made reflects the revised parking layout*, the SUDs officer has noted that the revised information does not form part of the submission of details pursuant to Condition 6 and 7 under application reference 16/A2551/DIS and cannot be accepted as such through this application The applicant will be required to comply with the documents submitted and approved as part of 16/A2551/DIS and any revisions to that original document (*Flood Risk Compliance Report and Maintenance Plan Ref.18669/FRA-C&MP, February 2020, Woods Hardwick*) will be required to be submitted as a new discharge of condition application.

Reason: Clarification

Page 24, Paragraph 22.1

Insert bullet point in front of the wording 'Condition 6'. Remove bullet point in front of '2020'.
Sentence to read

- Condition 6 Surface water drainage: The details submitted with discharge of condition application 16/A2551/DIS was considered acceptable and approved. However, the Flood Risk Compliance Report and Maintenance Plan (Ref.18669/FRA-C&MP Rev. A, August 2020, Woods Hardwick), submitted with this application did not form part of the documents considered when condition 6 and 7 were discharged in October 2020. The document has been updated to reflect the revised visitor parking layout. In general, a new discharge of application will be required for any material amendment to the approved documents (16/A2551/DIS).

Reason: Error in formatting

Page 26 – Paragraph 25.1

Insert 'Deferred and Delegate to Officers' before 'for Approval'

Sentence to read

The application is recommended *to be deferred and delegated to officers* for APPROVAL subject to the following conditions

Reason - Omission

Page 31, Condition 14 - 16

Delete condition 14 and renumber conditions list as appropriate

Reason: The masterplan layout shows that plots 14 and 20 will be built to Part M4(3) and the Affordable Housing Officer is satisfied that although the proposal will provide 10% adaptable wheelchair units, this is sufficient as the units are 4 bedroom dwellings. Therefore, condition 14 is not required as Condition 1 requires the reserved matters to comply with the plans listed.