

**Meeting held on Monday 19<sup>th</sup> March 2018**  
**at 10.00am**  
**Stantonbury Parish Council Office, MK**

To discuss the Proposed Residential Development of Rowle Close, Stantonbury, Milton Keynes

**Present:**

SO (SO) – Taylor Wimpey (TW)  
 PE (PE) – Highwood Development  
 AS (AS) – MK Nominees  
 JD (JD) – MK Nominees

Cllr Graham Davison (GD) – Stantonbury Parish Council (SPC)  
 Cllr Linda Morgan (LM) – SPC  
 Cllr Peter Kirkham (PK) – SPC  
 Cllr Sandra Kennedy (SK) – SPC  
 Sue Tozer (ST) – SPC  
 Lisa Emmanuel (LE) – SPC Neighbourhood Plan Project Manager

	Action
<p><b>Introductions and welcomes were made.</b></p> <p>PE outlined the meetings that had taken place approximately two years ago with MK Nominees and Milton Keynes Council regarding the re-development of the garages in Rowle Close. The proposed plans are currently ready for submission to MKC.</p> <p>GAD advised of the uncertainty as to whom the garages belong to as the land and houses surrounding them on the Land Registry was in the name of Bryant Homes.</p> <p>PE advised that Taylor Wimpey had taken over Bryant Homes and were the owners and that confirmation of ownership could be provided. He also advised that MK Nominees held the freehold on the garages and the houses/maisonettes. The houses are leased on a 99year term. There are also 12 houses which are owned outright and not subject to a lease.</p> <p>SO confirmed that TW have produced a highly detailed topographical and arboricultural survey and advised that clearing up of the area is currently underway with the removal of a number of unsafe branches/trees on the site.</p> <p>The play area would be looked at in terms of updating and design, but it is envisaged that this will be managed eventually by MKC or SPC, to be agreed.</p> <p>Parking – currently there are approximately 112 garage spaces, these will be relocated in the plan to provide 160 new parking spaces.</p> <p>SO outlined the pre-application plan in relation with to the Draft SPC Neighbourhood Plan Policies:</p> <ul style="list-style-type: none"> <li>• The new development would have 55-65 dwellings per hectare, which is consistent with current adjacent build.</li> <li>• Dwellings to be mixture of 2/3 beds and two storeys maximum.</li> <li>• Parking – as well as provision for the new build, will create more formal parking areas where the large grass verges are on the existing surrounding houses.</li> <li>• Underground parking – regarded this to be too expensive and inappropriate.</li> </ul>	<p>TW</p>

<ul style="list-style-type: none"> <li>• Redway routes will be protected.</li> <li>• Parking for garage owners – parking courts will be integrated into landscaping.</li> <li>• Design Materials – the current state of properties is poor and the proposed build will be of a more desirable design.</li> <li>• Play areas – TW agreed to engage with Parks Trust and MKC and consult with neighbours as to their requirements. It is envisaged that ownership eventually would be given to SPC or MKC.</li> <li>• Landscaping – agreed that high quality modifications to trees and shrubs would be included in the plan.</li> <li>• No new garages would be built, parking space only, however consideration will be given for limited re-provision and/or storage where necessary.</li> <li>• Creation of more formal parking areas.</li> </ul>	TW
<p>SO, confirmed that a visual parking survey both on weekdays and weekends had taken place. GAD asked if SPC could also undertake a similar survey over the next few weeks by the Ranger. It was agreed that this was acceptable. The survey would consist of the parking at existing houses, vehicles parked off road and parked on landscaped verges etc.</p>	SPC
<p>Electric points for car charging was raised – SO responded that no provision had been made but would be included in line with the MKC standards.</p>	TW
<p>GAD advised of the problems SPC have with household waste and asked if storage bins could be included within the plan that allowed for recycling system in Milton Keynes which included red and blue boxes, green bins and plastic sacks. These have to be retained in the property boundary until collection day – TW agreed.</p>	TW
<p>HIMOs – GAD asked if the design of the new properties could prevent multi occupancy. SO advised that TW can explore the use of issuing an ‘Article 4’ Direction which would mean that new homes would not have an automatic permitted development right.</p>	TW
<p>LE suggested that as we are near to formal representation of the Draft SPC NP timeline and in order to stay on the timeline, which is due for examination by June, TW forward a couple of bullet points that can be considered to amend the Draft Plan SNP 17 Policy.</p>	TW
<p>Timescale of the proposal – SO advised the following:</p> <ul style="list-style-type: none"> <li>• Planning application to be submitted to MKC.</li> <li>• As there are a number of lease holders of the garages agreement will have to be made with all tenants and leaseholders before parking spaces can be allocated instead. This will require MK Nominees to put a legal variation to each individual lease in place.</li> <li>• Discussion with MKC may be required for consideration of the use of compulsory purchase order if agreement cannot be reached.</li> </ul>	TW
<p>GAD raised the question of street lighting and the benefits of brighter lights, decreasing the amount of antisocial behaviour. TW agreed would be taken into consideration.</p>	TW
<p>GAD also advised that City Fibre are currently installing digital connections to properties in MK with Stantonbury Parish being the pilot. TW could make provision for the conduits and ducting work when new build takes place and when the parking for existing properties is modified.</p>	
<p>GAD will take to the Main Council meeting the request for 65 dwellings per hectare on this particular site.</p>	SPC
<p>SO requested that all attendees at this meeting are sent a draft copy of the minutes for comments, this could be shared with MKC as part of the pre-app discussions,</p>	

SO asked if the Clerk could forward a few bullet points highlighting car parking problems in order for TW to write to each household.	SPC
GAD suggested that the proposed residential development draft plan be displayed at the next two NP consultation events taking place – this was agreed.	SPC
GAD thanked all for attending the meeting, which was felt to be very informative and positive.	

DRAFT