

Rowle Close development and Fly tipping.

Rowle Close garages have been for many years an eyesore and an appalling demonstration of legality standing in the way of sensible decision making for the benefit of the community.

All the properties in Rowle Close and the maisonettes along Redbridge are Leasehold properties, including the associated garages.

Over the ten years, attempts have been made to buy the properties through compulsory purchase arrangements, but the owner of the properties could not be found. Rumours often placed the owner in Dubai, Scotland and elsewhere.

In preparing the Neighbourhood Plan the Parish Council pressed ahead with proposals for the site. As part of the consultation process, we spoke to residents and by chance a resident of Rowle Close brought to the attention of the Parish Council a letter she had received in respect of land rents from a Company unknown to her- MK Nominees.

The Parish Council duly contacted the company and established beyond doubt they are the owners of the land and leases for the maisonettes and garages. A meeting was held to essentially tell the company to clean up the site or we would pursue compulsory purchase and move forward with our scheme.

The meeting was attended by MK Nominees and Bryant Homes and several Parish Councillors. MK Nominees address is the same as Bryant Homes and from the meeting a clear inter-relationship exists.

The legal situation was described by the companies as follows, Bryant Homes own all the land surrounding Rowle Close this includes the green spaces and the parking areas along Redbridge. MK Nominees own the leases for all the maisonettes and the lease for some houses in Crossland's.

At that meeting in 2019. Bryant Homes and MK Nominees presented a detailed plan for redevelopment of the site firstly by demolition of the garages and the play area and then the construction of a small housing development comprising 2- and 3-bedroom houses two or three stories high including a completely revised parking arrangement around the site. This is addressed in the Neighbourhood Plan as SNP17.

Some initial survey work was done with respect to trees and incoming electrical supply.

To commence the build the landowners must have 100% buy in from the current lease holders by purchasing back the leases for the garages. This is proving difficult. A few garage owners are reluctant to sell.

At this point in time, we have no further information regarding the proposed development. No application has been made to MKC Planning.

Fly Tipping at Rowle Close

We are monitoring Rowle Close with CCTV through our Crimewave contract. Information has been provided to Milton Keynes Council regarding those who have fly tipped for prosecution.

Fly tipping is not always from our residents. Some of this material comes from outside the area. Derelict or secluded areas are a magnet for fly tippers and Rowle Close meets both these descriptions.

Fly tipping on private land is the responsibility of the landowner to clear. In the case of Rowle Close this is therefore the responsibility of the garage owners, not the responsibility of the Parish Council nor Milton Keynes Council. With the pressure from our Ward Councillors Milton Keynes Council will clear the offending mess as it becomes a health and safety issue. But this is expensive and consequently not undertaken often.

In the short term we ask that residents report any suspicious activity in the vicinity of the garages to crime stoppers or via the Parish Council.

Crime Stoppers, if necessary, report activity anonymously any time, day or night on **0800 555 111** or **call 101** to report, email MKNorthcluster@thamesvalley.pnn.police.uk

March 2021.

Chairman G Davison