

## FULL PLANNING PERMISSION REFUSED

Application no: 23/00550/FUL

To: Mr Sid Hadjoannou  
8 Quay Court  
Colliers Lane  
Stow Cum Quay  
Cambridge  
CB25 9AU

Applicant: Platform MK Sarl  
C/O Agent

In accordance with your application, valid on 8<sup>th</sup> March 2023, and the following drawings, Milton Keynes City Council, under their powers provided by the above legislation, **Refuse Permission** for Redevelopment of Bank House (including demolition) of up to 20 storeys to provide a mixture of up to 355 residential (Use Class C3) units and flexible uses across ground and upper ground floors for retail and/or restaurant/café and/or office/co-working/flexible workspace (all Use Class E), with access, amenity/landscaping, car and cycle parking spaces and associated site works at Bank House, 171 Midsummer Boulevard, Central Milton Keynes, Milton Keynes, MK9 1EB:

*Received 02/03/2023*

1847-FPA-XX-00-DR-A-16301-P01 Ground Floor Demolition Plan  
1847-FPA-XX-01-DR-A-16302-P01 First floor Demolition Plan  
1847-FPA-XX-02-DR-A-16303-P01 Second floor demolition plan  
1847-FPA-XX-RF-DR-A-16304-P01 Roof demolition plan  
1847-FPA-XX-ZZ-DR-A-16401-P01 South elevation demolition plan  
1847-FPA-XX-ZZ-DR-A-16402-P01 East elevation demolition plan  
1847-FPA-XX-ZZ-DR-A-16403-P01 West elevation demolition plan  
1847-FPA-XX-ZZ-DR-A-16404-P01 North elevation demolition plan  
1847-FPA-XX-ZZ-DR-A-16501-P01 Section 01 demolition  
1847-FPA-XX-ZZ-DR-A-16502-P01 Section 02 demolition  
1847-FPA-XX-XX-DR-A-16000- P01 Location plan  
1847-FPA-XX-XX-DR-A-16001-P01 Site plan  
1847-FPA-XX-XX-DR-A-16602-P01 Block plan  
1847-FPA-XX-RF-ZZ-A-16701 South Elevation  
1847-FPA-XX-RF-ZZ-A-16702 East Elevation  
1847-FPA-XX-RF-ZZ-A-16703 West Elevation  
1847-FPA-XX-RF-ZZ-A-16704 North Elevation  
1847-FPA-XX-RF-ZZ-A-16801 Section 01  
1847-FPA-XX-RF-ZZ-A-16802 Section 02  
1847-FPA-XX-RF-ZZ-A-16803 Section 03  
1847-FPA-XX-RF-ZZ-A-16804 Section 04  
1847-FPA-XX-RF-ZZ-A-16805 Section 05  
1847-FPA-XX-RF-ZZ-A-16806 Section 06  
1847-FPA-XX-B1-DR-A-16603 P01 Basement Plan  
1847-FPA-XX-01-DR-A-16606 P01 First Floor Plan  
1847-FPA-XX-02-DR-A-16607 P01Second Floor Plan

1847-FPA-XX-03-DR-A-16608 P01 Third Floor Plan  
 1847-FPA-XX-04-DR-A-16609 P01 Fourth Floor Plan  
 1847-FPA-XX-05-DR-A-16610 P01 Fifth Floor Plan  
 1847-FPA-XX-06-DR-A-16611 P01 Sixth Floor Plan  
 1847-FPA-XX-07-DR-A-16612 P01 Seventh Floor Plan  
 1847-FPA-XX-08-DR-A-16613 P01 Eighth Floor Plan  
 1847-FPA-XX-09-DR-A-16614 P01 Ninth Floor Plan  
 1847-FPA-XX-10-DR-A-16615 P01 Tenth Floor Plan  
 1847-FPA-XX-11-DR-A-16616 P01 11th Floor Plan  
 1847-FPA-XX-12-DR-A-16617 P01 12th Floor Plan  
 1847-FPA-XX-13-DR-A-16618 P01 13th Floor Plan  
 1847-FPA-XX-14-DR-A-16619 P01 14th Floor Plan  
 1847-FPA-XX-15-DR-A-16620 P01 15th Floor Plan  
 1847-FPA-XX-16-DR-A-16621 P01 16th Floor Plan  
 1847-FPA-XX-17-DR-A-16622 P01 17th Floor Plan  
 1847-FPA-XX-18-DR-A-16623 P01 18th Floor Plan  
 1847-FPA-XX-19-DR-A-16624 P01 19th Floor Plan  
 1847-FPA-XX-20-DR-A-16625 P01 20th Floor Plan  
 1847-FPA-XX-RF-DR-A-16626 P01 Roof Plan  
 1847-FPA-XX-RF-ZZ-A-16810 Bay Study 1  
 1847-FPA-XX-RF-ZZ-A-16811 Bay Study 2  
 1847-FPA-XX-RF-ZZ-A-16812 Bay Study 3  
 2246-EXA-ZZ-01-DR-L-00101 P01 General Arrangement Plan, Podium Level  
 2246-EXA-ZZ-14-DR-L-00102 P01 General Arrangement Plan, Level 14th  
 2246-EXA-ZZ-17-DR-L-00103 P01 General Arrangement Plan, Level 17th  
 Construction Traffic Management Plan  
 Noise Assessment

*Received 17/04/2023*

Housing Accommodation Schedule

Sustainable Drainage System Strategy, Whitby Wood, Ref: P450933-WW-XX-XX-RPC-0001, Dated: April 2023

Ecological Impact Assessment (Plowman Craven February 2023)

*Received 13/06/2023*

2246-EXA-00-ZZ-RP-L-00901 P02 Landscape Management and Maintenance Plan

*Received 25/07/2023*

1847-FPA-XX-00-DR-A-16604 P02 Ground Floor Plan

1847-FPA-XX-MZ-DR-A-16605 P02 Upper Ground Floor Plan

*Received 04/08/2023*

Sustainability Energy Strategy, dated 03 August 2023

*Received 07/08/2023*

2246-EXA-ZZ-GR-DR-L-00100-P03 General Arrangement Plan Combined Ground Floor

**The reason(s) for refusing your application are:**

- (1) The proposal, which is for primarily residential development, does not seek to deliver an office-led development within the Central Business District (CBD). This is contrary to Policy DS3, which seeks to promote this area as a location for major mixed-use office-led development. Therefore, by virtue of not providing an office-led development within the CBD, the proposal does not comply with Policy DS3 of Plan:MK.

- (2) The proposal seeks the development of a building extending to 20 storeys. Outstanding social and economic benefits associated with this proposal have not been demonstrated, particularly in relation to the very low levels of affordable housing provided, and thus it is contrary to Policy G9 of the CMK Alliance Plan.
- (3) The development results in an under provision of 66 allocated parking spaces, including a shortfall of 7 disabled parking spaces, in respect of the Milton Keynes Parking Standards Supplementary Planning Document (SPD). Therefore, it would intensify the existing shortfall of allocated parking associated with Bank House and exacerbate the lack of disabled parking spaces within the locality. This is contrary to the Milton Keynes Parking Standards SPD and Policy CT10 of Plan:MK.

**Your attention is drawn to the attached notes**



15th November 2023

**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.gov.uk/planning-inspectorate](http://www.gov.uk/planning-inspectorate).

Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online at [www.gov.uk/planning-inspectorate](http://www.gov.uk/planning-inspectorate). The Inspectorate will publish details of your appeal on the internet. 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 [www.gov.uk/planning-inspectorate](http://www.gov.uk/planning-inspectorate).

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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details can be found online at [www.gov.uk/planning-inspectorate](http://www.gov.uk/planning-inspectorate).

**Purchase Notices**

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