

MIL/59/43 (e) – MEPC Milton Park Ltd
Erection of B1 office units,
115 Milton Park, Milton, Abingdon

1.0 The Proposal

- 1.1 The application involves the erection of four Class B1 office units on land at 115 Milton Park. See the attached plans at **Appendix 1**. The site is currently undeveloped but has planning permission for the erection of a larger Class B1 unit.
- 1.2 The proposed buildings are flat roofed and will each provide three floors of accommodation. The buildings are to be constructed of brick and pre-weathered profiled zinc cladding under a mid grey coloured profiled metal roof. They will provide a total of 4518 sq metres of floor space.
- 1.3 The application comes to Committee because the proposal is for commercial development in excess of 1000 sq metres of floorspace.

2.0 Planning History

- 2.1 On 4th July 2002, planning permission was granted at 114/115 Milton Park for the erection of two large Class B1 office blocks of identical design. One of these blocks (114 Milton Park) has been built and this application relates to the second half of the site.

3.0 Planning Policies

- 3.1 Policy E10 of the adopted Local Plan promotes development within Use Classes B1, B2 and B8 within Milton Park. Policy E5 of the Second Deposit Draft Local Plan also promotes these uses subject to development meeting the requirements of the Travel Plan for the Park, appropriate contributions being made to the local highway infrastructure, the safeguarding of existing landscaped or recreational open spaces and high quality landscaping with new development.

4.0 Consultations

- 4.1 The Parish Council has no objections to the proposal.
- 4.2 The County Engineer has no objections to the proposal.

5.0 Officer Comments

- 5.1 The application site is situated in a central position within the estate and has an extant permission for the erection of one large office block with associated car parking. This application will provide 4 smaller office blocks with slightly less gross floor space (4518 sq metres as opposed to the permitted 4535 sq metres) than the permitted building on the site. A total of 150 car parking spaces will be provided around the buildings, which meets current maximum requirements.
- 5.2 The bulk and scale of the new units is more diminutive than the permitted scheme. The new units are 10 metres high, four metres lower than the permitted building. The design of the new units is also different, having a strong horizontal emphasis which is accentuated by their flat roofs. However, in the context of the variety of different designs of buildings found at Milton Park, Officers consider the proposal to be acceptable, particularly as the site is not prominent within the Park.
- 5.3 The County Engineer has no objections to the proposal and is not requiring any infrastructure contributions because these were previously secured as part of the extant permission on the site.

6.0 **Recommendation**

6.1 *That permission be granted subject to the following conditions:*

1. TL1 *Time Limit - Full Application*
2. MC2 *Submission of Materials (Samples)*
3. LS1 *Implementation of Landscaping Scheme (No existing Trees)*