

## **REASONS FOR REJECTION CITED BY MKC CASE OFFICER DEBBIE KIRK**

1. The size, scale, form and design of the development and extent of the area of hard standing to accommodate an over provision parking to serve the development and lack of opportunities to retain an existing area of public open space within the site; the loss and re-provision of less trees than are already contained with the site; the lack of opportunities for on site biodiversity and detrimental impact on the residential amenities of 7-23 Silver Street would all constitute an over development of the site. The application would be contrary to policies D2, D2a, D1 (iii and iv), NE3, L2 of the Milton Keynes Local Plan 2001 - 2011.
2. The demolition of a large section of the existing building and proposed scheme would cause harm to Cofferridge Close as a heritage asset in its own right. The proposed development would cause harm to the significance of the designated heritage assets, Stony Stratford Conservation Area and the listed buildings, 7-23 Silver Street. The development would be contrary to policies HE5 and HE6 of the Milton Keynes Local Plan 2001 - 2011, Policy CS20 of the Core Strategy and paragraphs 134 and 135 of National Planning Policy Framework
3. The development would result in the loss of an important community facility (NHS dental practice) for which no alternative provision has been made within Stony Stratford Town Centre. The development would be contrary to policy C2 of the Milton Keynes Local Plan 2001 - 2011.