

Item No. 11

APPLICATION NUMBER	CB/16/01681/FULL
LOCATION	Land adjacent to Sunny Cottage, 2 Mill Lane, Houghton Conquest, Bedford, MK45 3NF
PROPOSAL	Erection of 7 No. new dwellings
PARISH	Houghton Conquest
WARD	Houghton Conquest & Haynes
WARD COUNCILLORS	Cllr Mrs Barker
CASE OFFICER	Donna Lavender
DATE REGISTERED	26 April 2016
EXPIRY DATE	21 June 2016
APPLICANT	Goldvale Developments Ltd.
AGENT	JRT Architectural Design Ltd.
REASON FOR COMMITTEE TO DETERMINE	Ward Councillor A Barker Call in, on grounds of: <ul style="list-style-type: none">• Outside the settlement envelope• Cramped development• Overlooking potential• Highway Safety Concerns
RECOMMENDED DECISION	Recommendation for Full Conditional Approval

That authority be delegated to the Development Infrastructure Group Manager to refuse the application for the following reason:

1. The proposed development and associated highway works would have an adverse impact on the rural character of Mill Lane by introducing a suburban character at odds with the rural appearance of the locality. The harm identified would significantly and demonstrably outweigh the benefits of the development and therefore fails to conform to policy DM3 of the Central Bedfordshire Core Strategy for the North, the Central Bedfordshire Design Guide and Section 7 of the NPPF.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of additional comment, as detailed in the Late Sheet were received from :-
 - a. 19 Mill Lane reiterating the original objections.
 - b. Clarification to the extent of the Highway Works to Mill Lane proposed was provided.]