

Item No. 9

APPLICATION NUMBER	CB/16/02501/FULL
LOCATION	Duck End Farm, 43 Flitwick Road, Maulden, Bedford, MK45 2BJ
PROPOSAL	Demolition of existing agricultural buildings and erection of a one and a half storey and two storey development of 8 number 1 bedroom flats. External works of hard landscaping, access drive, soft landscaping, fences and walls. Widening of existing crossover for parking.
PARISH	Maulden
WARD	Amphill
WARD COUNCILLORS	Cllrs Duckett, Blair & Downing
CASE OFFICER	Lisa Newlands
DATE REGISTERED	13 June 2016
EXPIRY DATE	08 August 2016
APPLICANT	Wrest Developments Ltd
AGENT	Michael Hardiman & Associates LLP
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr P Duckett on the following grounds: <ul style="list-style-type: none">• overdevelopment• loss of privacy• inappropriate access• unachievable parking
RECOMMENDED DECISION	Full Application - Approval

Delegated Decision – See Minute No. DC/16/54

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

The proposal by reason of the excessive scale of built development and site coverage by car parking, would result in a cramped form of development, amounting to overdevelopment of the site. The development would be harmful to the character of the surrounding area; as such the proposal is contrary to Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009.

[Note:

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 the following information contained within the Late Sheet:
 - a. Greensand Trust objected
 - b. Duckend Farmhouse – Further comments received 8 September 2016

- c. Agent – further comments 8 September 2016
- d. Officers provided clarification to the comments received in a, b and c above.]