

Item No. 6

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| APPLICATION NUMBER | CB/16/02901/FULL |
| LOCATION | Land at Hillfoot Road, Shillington |
| PROPOSAL | Erection of 41 dwellings with associated access, garaging, landscaping and ancillary works. Alterations to existing parking provision on Hillfoot Road to create 35 car parking spaces. |
| PARISH | Shillington |
| WARD | Silsoe & Shillington |
| WARD COUNCILLORS | Cllr Ms Graham |
| CASE OFFICER | Alex Harrison |
| DATE REGISTERED | 06 July 2016 |
| EXPIRY DATE | 05 October 2016 |
| APPLICANT | Canton Ltd |
| AGENT | Woods Hardwick Planning Ltd. |
| REASON FOR COMMITTEE TO DETERMINE | Call in by Cllr Graham <ul style="list-style-type: none">• Contrary to settlement and conservation area policies• Streets already overused and parking designated on public highway• Inappropriate to the setting of the area and is an important green space• Infills an ancient meadow at the heart of a typical ‘ends’ village which is damaging. |
| RECOMMENDED DECISION | Parish Council objection to a major application The application is a departure from the development plan that is recommended for approval Full Application - Approval recommended |

Recommendation: that the application be refused for the following reason

The site is outside of the Shillington Settlement Envelope, is within the conservation area and is within the open countryside. The proposed development would, by virtue of its open countryside location and its relationship with the existing settlement, result in the loss of an area of valued open space and the introduction of built form would have a harmful impact on character of the area and local amenity and would fail to either preserve or enhance the character and appearance of the Conservation Area at this edge of settlement location. The adverse impacts of the scheme would significantly and demonstrably outweigh the benefits and the proposal would not amount to sustainable development. The development is therefore contrary to the objectives of the National Planning Policy Framework (2012) and policies CS2 (Developer Contributions), CS14 (High Quality Development), CS15 (Heritage), CS16 (Landscape and Woodland), DM3 (High Quality Development), DM4 (Development Within and Beyond Settlement Envelope), DM13 (Heritage in

Development) and DM14 (Landscape and Woodland) of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

NOTES:

- (1) In advance of the consideration of the application the Committee were advised of additional consultation responses received from the Highway Officer and members of the public expressing concerns about the proposed application.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.