

## **Item No. 11**

<b>APPLICATION NUMBER</b>	<b>CB/16/04082/FULL</b>
<b>LOCATION</b>	<b>1 Fen End, Stotfold, Hitchin, SG5 4BA</b>
<b>PROPOSAL</b>	<b>Demolition of the existing industrial unit and construction of 10 No. 2 bed flats with associated parking and landscaping</b>
<b>PARISH</b>	<b>Stotfold</b>
<b>WARD</b>	<b>Stotfold &amp; Langford</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Dixon, Saunders &amp; Saunders</b>
<b>CASE OFFICER</b>	<b>Donna Lavender</b>
<b>DATE REGISTERED</b>	<b>23 September 2016</b>
<b>EXPIRY DATE</b>	<b>23 December 2016</b>
<b>APPLICANT</b>	<b>Mr Saunders</b>
<b>AGENT</b>	<b>DLP Planning</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Ward Councillor Cllr B Saunders, Call in for the following reasons:</b> <ul style="list-style-type: none"><li>• <b>Overdevelopment</b></li><li>• <b>Highway Safety grounds</b></li><li>• <b>Out of Keeping with the streetscene</b></li><li>• <b>Impact of further development on services within the town</b></li></ul>
<b>RECOMMENDED DECISION</b>	<b>Furthermore, applicant is related to Cllr J Saunders.</b> <b>Full Application - Recommended for Refusal</b>

### **Recommendation:**

That Planning Permission be REFUSED due to the following:

### **REASON FOR REFUSAL**

- 1 The application site is allocated for employment use under Policy E1 of the Site Allocations Document (Adopted 2011), Core Strategy and Development Management Policy CS10 (adopted 2009) and Policy E1 seeks to safeguard the site for employment use therefore the proposal for 10 new dwellings would result in the loss of a safeguarded employment site which is unacceptable and the applicant has failed to demonstrate there is no prospect of the site being used for employment purposes. The proposal is therefore contrary to Policy CS10 of the Core Strategy and Development Management Policies Document (2009) and Policy E1 of the Site Allocation Document (2011).

**Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35**

The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process which led to improvements to the scheme. Notwithstanding the improvements the Applicant was invited to withdraw the application but declined to do so. 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 the consideration of the application the Committee were advised of additional public consultation responses from the CBC Housing Development Officer and CBC Highways Officer.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.