

Item No. 13

APPLICATION NUMBER	CB/17/05966/VOC
LOCATION	Former Pig Testing Unit, Hitchin Road, Fairfield
PROPOSAL	Removal of Condition No. 16 of planning permission ref: CB/15/03182/FULL dated 18/12/15
PARISH	Fairfield
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Dixon, Saunders & Saunders
CASE OFFICER	Alex Harrison
DATE REGISTERED	20 December 2017
EXPIRY DATE	21 March 2018
APPLICANT	Crest Nicholson Chiltern
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Call in from Councillor Dixon <ul style="list-style-type: none">• Too early to conclude there is no demand• There is significant demand from within Fairfield for these units.
RECOMMENDED DECISION	Variation of Condition - Recommended for Approval

That planning permission be REFUSED for the following reasons:

The applicant, by virtue of the information submitted and marketing undertaken, has failed to adequately demonstrate that there is sufficient interest in the occupation of the apartments by people aged 55 and over. The occupation of these units as unrestricted market homes would reduce the mix of homes achieved in the outline consent to an unacceptable degree and mean residents would be provided with substandard garden and amenity space. The occupation of these units as unrestricted market homes would be contrary to the advice of the National Planning Policy Framework, policies DM3 and DM10 of the Core Strategy and Development Management Policies 2009.