

Item No. 6

APPLICATION NUMBER	CB/17/03883/FULL
LOCATION	Existing public car park, St Andrews Place, Church Street, Ampthill
PROPOSAL	Erection of 8 dwellings alongside the provision of 12 public car parking spaces and demolition of existing boundary wall
PARISH	Ampthill
WARD	Ampthill
WARD COUNCILLORS	Cllrs Duckett, Blair & Downing
CASE OFFICER	Matthew Heron
DATE REGISTERED	26 July 2017
EXPIRY DATE	20 September 2017
APPLICANT	Dandara Ltd
REASON FOR COMMITTEE TO DETERMINE	Called-in by Cllr Duckett due to concerns regarding a loss of parking provision which is required to alleviate on-street parking pressures in the interest of highway safety.
RECOMMENDED DECISION	Full Application – Recommend Approval

That planning permission be REFUSED for the following reasons:

The proposed development, by virtue of the loss of existing parking spaces, would harm the vitality of the town centre and would conflict with the plan-led approach for the allocation of this site for 38 dwellings and a public car park under Policy HA5 of the Site Allocations Supplementary Planning Document 2011. Furthermore, the proposal would result in harm to the living conditions of the occupants of adjacent dwellings as a result of vehicular movements associated with the development. As such, the proposal does not represent sustainable development, contrary to Policies DM3 and DM4 of the Core Strategy and Development Management Policies 2009 and the National Planning Policy Framework 2012.