

**Item No. 10****SCHEDULE A**

<b>APPLICATION NUMBER</b>	<b>CB/09/00837/FULL</b>
<b>LOCATION</b>	<b>20 AND 20A HORSLOW STREET, POTTON, SANDY, SG19 2NX</b>
<b>PROPOSAL</b>	<b>FULL: CHANGE OF USE AND CONVERSION OF FORMER BAKERY WITH RESIDENTIAL ACCOMMODATION AND GARAGING FOR TWO DWELLINGS (RETROSPECTIVE)</b>
<b>PARISH</b>	<b>Potton</b>
<b>WARD</b>	<b>Potton</b>
<b>WARD COUNCILLORS</b>	<b>Cllr D Gurney &amp; Cllr A Lewis</b>
<b>CASE OFFICER</b>	<b>Sam Boyd</b>
<b>DATE REGISTERED</b>	<b>12 May 2009</b>
<b>EXPIRY DATE</b>	<b>07 July 2009</b>
<b>APPLICANT</b>	<b>Connection Builders</b>
<b>AGENT</b>	<b>Phillips Planning Services Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>CLLR REQUEST. CLLR LEWIS REQUEST - REASON OF CONTENTION BEING ONE OF OVERLOOKING WHICH ARE IN THE SAME OWNERSHIP AND WHICH ARE ORIGINAL.</b>
<b>RECOMMENDED DECISION</b>	<b>Refuse</b>

Delegated Application – that the Director of Sustainable Communities be delegated authority to refuse the application as follows:

1. The proposed development if permitted would lead to an increase in use of an access that is substandard in its visibility provision leading to vehicular conflicts to the detriment of highway safety; as such the proposal is contrary to Policy HO6 and DPS6 of the Mid Bedfordshire Local Plan (First Review) 2005.
2. The application site lies within the Potton Conservation Area and the external alterations proposed would detract from the character and appearance of this part of the Area; as such the proposal is contrary to PPG15 and Policy CHE11 of the Mid Bedfordshire Local Plan (2005).
3. The proposal, by way of loss of privacy and amenity to occupiers of adjacent dwellings, would result in an unacceptable form of development; as such the proposal is contrary to Policies DPS6 and HO6 of the Mid Bedfordshire Local Plan First Review 2005.
4. The application contains insufficient information in the form of a legal agreement requiring contributions to local infrastructure; as such the proposal is contrary to Mid Bedfordshire District Council's Adopted Supplementary Planning Document: Planning Obligations Strategy (2008).

- [Note: (1) In advance of the consideration of this application the Committee were advised of consultation received as set out in the late sheet as appended to these Minutes.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]