

Item No. 11**SCHEDULE B**

APPLICATION NUMBER	CB/09/06388/RM
LOCATION	The Gables, Mill Lane, Potton, Sandy, SG19 2PG
PROPOSAL	Reserved Matters: Residential development following demolition of existing dwelling and outbuildings comprising the erection of 13 no. 3 bedroom dwellings and 1 no. 1 bedroom dwelling (pursuant to outline planning permission 06/00833/OUT). Matters to be considered are access, appearance, layout and scale.
PARISH	Potton
WARD	Potton
WARD COUNCILLORS	Cllr D Gurney and Cllr A Lewis
CASE OFFICER	Godwin Eweka
DATE REGISTERED	18 November 2009
EXPIRY DATE	17 February 2010
APPLICANT	Vigor Homes
AGENT	Woods Hardwick Ltd
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Cllr Lewis – On grounds of privacy and bats nesting in the barns
	Full Application - Granted

Delegated Application – See Minute No. DM/09/47

That the Director of Sustainable Communities be given delegated authority to refuse the application for the following reasons:

1. The proposed development by reason of the size and siting of the dwellings would result in a cramped overdevelopment of the site harmful to the character and appearance of the surrounding area. As such the proposal is contrary to Policy DM3 of the adopted Central Bedfordshire Core Strategy and Development Management Policies Document (November 2009).
2. The proposed development by reason of the size, siting and design of the dwellings would result in an overbearing impact and unreasonable loss of privacy to the existing adjoining dwellings in Mill Lane. As such the proposal is contrary to Policy DM3 of the adopted Central Bedfordshire Core Strategy and Development Management Policies Document (November 2009).

[Note: In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]