

Item No. 10**SCHEDULE A**

APPLICATION NUMBER CB/10/00482/FULL
LOCATION Land Adjacent Springwood House 22, Ickwell Green, Ickwell
PROPOSAL Full: Demolition of existing outbuildings and the construction of a new 2 storey 4-bedroomed detached house and associated works.
PARISH Northill
WARD Northill and Blunham
WARD COUNCILLORS Cllr Maudlin & Cllr Turner
CASE OFFICER Kate Phillips
DATE REGISTERED 11 February 2010
EXPIRY DATE 08 April 2010
APPLICANT Mr & Mrs MaGuinness
AGENT DLP Design Ltd
REASON FOR COMMITTEE TO DETERMINE Cllr Turner's request due to considerable local interest

RECOMMENDED DECISION Full Application - Refused

- 1 The proposed development, by nature of its siting and relationship with adjacent land, does not constitute infilling within the Settlement Envelope of Ickwell which has been classified as a Small Village; as such the proposal would extend the built form of the settlement into the countryside thereby harming its character. The proposal is therefore contrary to Policies DM3 and DM4 of the Central Bedfordshire Council Core Strategy and Development Management Policies Development Plan Document (2009).
- 2 The application site lies within Ickwell Conservation Area and the proposal, by reason of its size and siting towards the edge of the Conservation Area and the settlement would detract from the character and appearance of this part of the Conservation Area; as such the proposal is contrary to PPG15 and Policies CS15 and DM13 of the Central Bedfordshire Council Core Strategy and Development Management Policies Development Plan Document (2009).
- 3 A Unilateral Undertaking has not been submitted with the proposal, in order to make a financial contribution towards infrastructure in the local area; as such the proposal is contrary to Policy CS2 of the Central Bedfordshire Council Core Strategy and Development Management Policies Development Plan Document (2009) and the Central Bedfordshire Council Planning Obligations Supplementary Planning Document (Reviewed November 2009).

[Note:

- (1) The refusal will be issued following the conclusion of the consultation period which ends on 26 March 2010.

- (2) In advance of the consideration of the application the Committee were advised of consultation received as set out in the Late sheet attached to these Minutes.
- (3) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]