

Item No. 8

SCHEDULE A

APPLICATION NUMBER CB/10/00242/FULL
LOCATION 66 High Street, Henlow, SG16 6AB
PROPOSAL Full: Part demolition, Change of use and two storey rear extension to form 6no. residential units.

PARISH Henlow
WARD Langford and Henlow
WARD COUNCILLORS Cllr Clarke & Cllr Rogers
CASE OFFICER Dee Walker
DATE REGISTERED 25 January 2010
EXPIRY DATE 22 March 2010
APPLICANT Henlow Parish Council
AGENT Henlow Parish Council
REASON FOR COMMITTEE TO DETERMINE Cllr Rogers called it to Committee on grounds of local interest and its location within the Conservation Area

RECOMMENDED DECISION Full Application - Refused

REFUSE Planning Permission for the application set out above on the following reason(s):

- 1 The proposed development, by reason of its design and siting, particularly the fenestration for the bedrooms would result in an unacceptable standard of accommodation for future occupiers; as such the proposal is contrary to Policy DM3 of the Adopted Core Strategy and Development Management Policies 2009, Planning Policy Statement 1 (2005) and Planning Policy Statement 3 (2006).
2. The application is not accompanied by an acceptable unilateral undertaking, insofar as evidence of title has not been satisfactorily demonstrated, as such the proposal is contrary to Policy CS2 of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and the Central Bedfordshire Council's Adopted Supplementary Planning Evidence: Planning Obligations Strategy (2008).

[Note:

- (1) 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.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.
- (3) In advance of the consideration of the application the Committee were advised by an Officer Update as to the unacceptability of the submitted unilateral undertaking.]