

Item No. 11

SCHEDULE B

APPLICATION NUMBER	CB/10/01535/FULL
LOCATION	Land rear of 57, Cambridge Road, Sandy
PROPOSAL	Full: Erection of 2 No. one bedroom semi detached dwellings
PARISH	Sandy
WARD	Sandy
WARD COUNCILLORS	Cllr Nigel Aldis & Cllr Peter Blaine
CASE OFFICER	Annabel Gammell
DATE REGISTERED	07 May 2010
EXPIRY DATE	02 July 2010
APPLICANT	NJF Developments Ltd
AGENT	Levitt Partnership
REASON FOR COMMITTEE TO DETERMINE	Cllr Aldis requested the application be determined by Committee: grounds of overdevelopment, inadequate parking, loss of amenity to neighbours and too many residents using a shared access
RECOMMENDED DECISION	Full Application - Granted

Delegated Decision – See Minute No. DM/10/54

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

1. The proposed development by reason of its size, design and siting, would give rise to a cramped form of development harmful to the character and appearance of the surrounding area. As such the proposal would be contrary to policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).
2. The proposal would result in the unacceptable loss of garden land and amenity space for the benefit of occupiers of the existing adjacent dwelling, which would have a harmful impact on their amenities. As such, the proposal is contrary to policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and to PPS 3 Housing (June 2010).
3. The application contains insufficient information in the form of a legal agreement requiring contributions to local infrastructure. 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 Guidance: Planning Obligations Strategy (2008).

[Notes:

1. In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.

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2. In advance of consideration of the application the Committee were advised of consultation received as set out in the Late Sheet attached to these Minutes.]