Item No. 11

APPLICATION NUMBER	CB/10/02284/FULL
LOCATION	Land at Caldecote House Farm, The Green, Upper Caldecote, Biggleswade SG18 9BX
PROPOSAL	Full: Change of use of agricultural land to horse pasture land with associated stable block and store (retrospective).
PARISH	Northill
WARD	Northill and Blunham
WARD COUNCILLORS	Cllr C Maudlin & Cllr T Turner
CASE OFFICER	Dee Walker
DATE REGISTERED	05 July 2010
EXPIRY DATE	30 August 2010
APPLICANT	G.J Maudlin & Sons
AGENT	Richard Beaty, Building Design Ltd
REASON FOR COMMITTEE TO DETERMINE	Applicant is related to Cllr Caroline Maudlin

RECOMMENDED DECISION	Full Application - Granted

Reasons for Granting

In conclusion, the scheme by reason of its site, design and location would not harm the character and appearance of the area or have an adverse impact on the residential amenity of neighbouring properties. As such the proposal is in conformity with Policy DM18 of the Central Bedfordshire Adopted Core Strategy and Development Management Policies 2009; Planning Policy Statement 1 (2005) and Planning Policy Statement 7 (2004). It is therefore considered **acceptable** and that planning permission should be granted subject to conditions.

RECOMMENDATION

APPROVE retrospective Planning Permission for the application set out above subject to the following condition(s):

1   **Details of the storage and disposal of manure and the location of any manure storage area shall be submitted to and approved in writing by the Local Planning Authority within 28 days of the date of this permission. Manure shall be stored and disposed of strictly in accordance with the approved details.**

       Reason: In the interest of neighbouring and to prevent pollution of the environment.

2   No manure shall be burnt on site.

       Reason: To safeguard the amenities of occupiers of nearby properties.

3   The development hereby permitted shall be used only as private, non-commercial stabling and for no other purpose.

         Reason: To prevent the stable from being used for commercial purposes to the detriment of the locality.