

Item No. 10**SCHEDULE B**

APPLICATION NUMBER	CB/10/04039/FULL
LOCATION	5A Back Street, Clophill, Bedford, MK45 4BY
PROPOSAL	Full: Conversion of existing garage to part of dwelling. Erection of double garage.
PARISH	Clophill
WARD	Maulden and Clophill
WARD COUNCILLORS	Cllr Angela Barker & Cllr Howard Lockey
CASE OFFICER	Annabel Gammell
DATE REGISTERED	12 November 2010
EXPIRY DATE	07 January 2011
APPLICANT	Mr M Newman
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Requested by Councillor Lockey the reason for the request are set out below (reference to Parish Council comments)
RECOMMENDED DECISION	Full Application - Granted

Delegated Application – See Minute No. DC/10/162

That Planning Application No. CB/10/4039/FULL relating to 5A Back Street, Clophill, Bedford be delegated to the Director of Sustainable Communities to refuse the application for the following reason:-

The proposed garage by reason of its size, sitting and design, would detract from the character and appearance of the Conservation Area, and street scene; as such the proposal is contrary to PPS5 and Policies DM3 and DM13 of the Central Bedfordshire Core Strategy and Development Management Policies 2009.

[Note: Prior to consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.]