

**Item No. 11****SCHEDULE C**

**APPLICATION NUMBER** CB/10/03681/OUT  
**LOCATION** Shelton Farm, Lower Shelton Road, Marston  
Moretaine, Bedford, MK43 0LP  
**PROPOSAL** Outline: Redevelopment to form mixed use  
scheme, incorporating affordable housing,  
livework units, community facility and enterprise  
centre.  
**PARISH** Marston Moretaine  
**WARD** Marston  
**WARD COUNCILLORS** Cllr Roger Baker & Cllr Mike Gibson  
**CASE OFFICER** Nicola Stevens  
**DATE REGISTERED** 14 October 2010  
**EXPIRY DATE** 13 January 2011  
**APPLICANT** Westhaven Estates Ltd  
**AGENT** JRA Design Associates  
**REASON FOR  
COMMITTEE TO  
DETERMINE** An Officer of the Council has an interest in part of  
the site.

**RECOMMENDED  
DECISION** Full Application - Refused

**Recommendation**

That Planning Permission be REFUSED subject to the following:

- 1 The proposed development is located outside any defined settlement envelope and in open countryside and no overriding justification has been made to demonstrate that an alternative employment use of the barns/site is inappropriate. As such the proposal is contrary to PPS7 and Policies CS1 and CS11 of the of the Core Strategy and Development Management Policies Adopted November 2009.
- 2 The proposal is contrary to Policies CS1 and DM4 of the Core Strategy and Development Management Policies Adopted November 2009 and PPS3 Housing and PPS7 Sustainable Development in Rural Areas as it constitutes residential development on an area of open countryside. No other material considerations exist which warrant an exception to existing policies.
- 3 The proposal will adversely affect the character of the village of Lower Shelton in that it will result in the addition of a large residential development on the edge of the village lying within the open countryside which is contrary to Policies CS1, CS14, DM3 and DM4 of the Core Strategy and Development Management Policies Adopted November 2009 and PPS3 Housing and PPS7 Sustainable Development in Rural Areas and Technical Guidance entitled Design in Central Bedfordshire A Guide for Development.

- 4 The proposed development, by nature of its form and content, would result in a cramped and confined form of development to the detriment of the character and appearance of the area. A tight relationship is shown between the community hall and affordable housing. In the absence of details of how that community hall is to be used this could result in undue noise and disturbance. The rural innovations centre appears cramped and overdeveloped. Proposed scheme will have a greater scale and spread of built form than currently exists on site thus having a greater visual impact on the surrounding area. As such the proposal is contrary to Policies CS1, CS14, DM3 and DM4 of the Core Strategy and Development Management Policies Adopted November 2009 and PPS3 Housing and PPS7 Sustainable Development in Rural Areas and Technical Guidance entitled Design in Central Bedfordshire A Guide for Development.
- 5 Insufficient information has been submitted to properly and accurately assess the proposal. No information on traffic generation for the lawful use or the proposed uses has been submitted and as such a proper assessment of the effect that the development traffic may have on the highway cannot be made. As such the proposal is contrary to policies CS14 and DM3 of the Core Strategy and Development Management Policies Adopted November 2009 and technical guidance entitled Design Guide for Central Bedfordshire & DS7 Movement Street and Places Adopted January 2010.
- 6 The proposal if permitted would lead to the use of an access at which point forward visibility is substandard, leading to conflicting vehicular movements to the detriment of highway safety. As such the proposal is contrary to policies CS14 and DM3 of the Core Strategy and Development Management Policies Adopted November 2009 and technical guidance entitled Design Guide for Central Bedfordshire & DS7 Movement Street and Places Adopted January 2010.
- 7 No adequate provision is included in the proposal for the satisfactory layout of the statutory services equipment; parking of vehicles and turning of commercial vehicles leading to road blockage, on street parking and reversing movements to the detriment of highway safety. As such the proposal is contrary to policies CS14 and DM3 of the Core Strategy and Development Management Policies Adopted November 2009 and technical guidance entitled Design Guide for Central Bedfordshire & DS7 Movement Street and Places Adopted January 2010.
- 8 Insufficient information has been submitted in terms of the existing biodiversity of the site and any mitigation measures that might be required. As such the proposal is contrary to policies CS18 and DM15 of the Core Strategy and Development Management Policies Adopted November 2009 and PPS9 Biodiversity and Geological Conservation and technical guidance Wildlife in Development 2003

- 9 The application contains insufficient information to show that the development will not increase the risk of flooding on and in the vicinity of the application site. A Flood Risk Assessment should have been submitted; as such the proposal is contrary to PPS25 Development and Flood Risk, Policy DM2 of the Core Strategy and Development Management Policies Adopted November 2009.
- 10 The application fails to have regard to the Council's adopted Planning Obligations Strategy adopted 2008, insofar as it is not accompanied by an acceptable undertaking to provide contributions to local infrastructure. The application therefore fails to accord with the Adopted Planning Obligations Strategy, Policy CS2, CS3, CS4, DM14, DM16, and DM17 of the Core Strategy Adopted November 2009 and PPS1: Delivering Sustainable Development and PPS3 Housing.

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