

Item No. 8**SCHEDULE A**

APPLICATION NUMBER	CB/10/04522/FULL
LOCATION	No.1 and The Chestnuts Friars Walk, Dunstable, LU6 3JA
PROPOSAL	Extensions and alterations to No.1, demolition of Chestnuts and redevelopment of the site to provide 3 detached dwellings, 7 apartments, amenity, associated parking, communal amenity space and landscaping.
PARISH	Dunstable
WARD	Dunstable Downs and Watling
WARD COUNCILLORS	Cllr Paul Freeman, Cllr Tony Green, Cllr Carole Hegley, Cllr Nigel Young, Cllr Peter Hollick & Cllr Ann Sparrow
CASE OFFICER	Gill Claxton
DATE REGISTERED	23 December 2010
EXPIRY DATE	24 March 2011
APPLICANT	Visao Ltd
AGENT	Consensus Planning
REASON FOR COMMITTEE TO DETERMINE	At the request of the Assistant Director Planning
RECOMMENDED DECISION	Full Application - Refused

Recommendation

That Planning Permission be refused for the following reasons:

- 1 The proposed development would, by reason of the siting, design and scale of the dwellings, fail to reflect the existing pattern of development in this part of the Bull Pond Lane/Friars Walk Area of Special Character. The proposed development would appear overdeveloped with insufficient green space about the dwellings in relation to the character and appearance of other properties in the locality. The proposal would thereby be detrimental to the character and appearance of the Area of Special Character and the locality generally, contrary to national guidance in PPS3: Housing and Policies BE6, BE8, and H2 of the South Bedfordshire Local Plan Review.
- 2 The proposed development lies within an area of high archaeological potential. It is within the bounds of the Roman and Medieval towns close to a late Roman cemetery and the site of the Dominican Friary. Under the terms of PPS5: *Planning for the Historic Environment* the submission of a description of the significance of the heritage assets affected by the development and an assessment of the impact of the development on that significance should form part of the planning application. A heritage asset statement of significance and an impact assessment was not submitted with

this application. Accordingly, it does not conform to Policies HE6.1 and HE6.2 of PPS5: *Planning for the Historic Environment* and therefore it does not provide adequate information on the impact of the proposed development on the historic environment.

- 3 A unilateral undertaking has not been submitted with the proposal in order to make a financial contribution towards infrastructure provision in the local area. As such the proposal is contrary to the Central Bedfordshire Council Southern Bedfordshire Planning Obligations Supplementary Planning Document.

Notes

(1) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.

(2) In advance of the consideration of the application, the Committee were advised of consultation received from Anglian Water, The Tree & Landscape Officer and the Highway Engineer as set out in the schedule appended to these Minutes.