

Item No. 9

SCHEDULE A

APPLICATION NUMBER	CB/10/04579/FULL
LOCATION	Oak Tree Farm, Potton Road, Biggleswade, SG18 0EP
PROPOSAL	Change of use of first floor from games room to separate residential unit and laundry on ground floor
PARISH	Sutton
WARD	Potton
WARD COUNCILLORS	Cllr Doreen Gurney & Cllr Anita Lewis
CASE OFFICER	Kate Phillips
DATE REGISTERED	31 December 2010
EXPIRY DATE	25 February 2011
APPLICANT	Mr Sturman
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Councillor Vickers requested that the application be determined by Development Management Committee to allow full consideration of the business implications of the proposal
RECOMMENDED DECISION	Full Application - Refused

Reasons For Refusal

- 1 The proposal to change the use of the first floor of the garage/workshop from ancillary recreational use to residential use is tantamount to the creation of a new dwelling in the countryside. The proposed dwelling would be located outside any defined Settlement Envelope and no overriding justification has been made for it; as such the proposal is contrary to Policies DM4 and CS11 of the Council's Core Strategy and Development Management Policies DPD and also Planning Policy Statement 7 (2004).
- 2 A Unilateral Undertaking has not been submitted with the proposal, in order to make a financial contribution towards infrastructure in the local area; as such the proposal is contrary to Policy CS2 of the Central Bedfordshire Council Core Strategy and Development Management Policies Development Plan Document (2009) and the Central Bedfordshire Council Planning Obligations Supplementary Planning Document (Reviewed November 2009).

Notes to Applicant

1. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.

NOTE

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