

Item No. 13**SCHEDULE A**

APPLICATION NUMBER	CB/11/00087/OUT
LOCATION	Skylarks, Great North Road, Stotfold, Hitchin, SG5 4BL
PROPOSAL	Outline: Erection of building and associated works to house the Saunders Collection of steam engines, fairground rides, mechanical organs and associated memorabilia (All matters reserved except access and layout)
PARISH	Stotfold
WARD	Stotfold & Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Saunders, Street, Turner
CASE OFFICER	Lisa Newlands
DATE REGISTERED	08 February 2011
EXPIRY DATE	10 May 2011
APPLICANT	Mr Saunders
AGENT	DLP Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	Application made by a Central Bedfordshire Ward Councillor

RECOMMENDED DECISION**Outline Application - Refused****Recommendation**

That Planning Permission be refused

- 1 The application site is in an unsustainable location, outside of any defined settlement envelope, with no access to public transport. The proposal would therefore be contrary to local and national planning policies which seek to restrict new development in the countryside; as such the proposal is contrary to national planning policies PPS1, PPS7 and PPG13. In addition to this it is contrary to Policy CS4 of the Core Strategy and Development Management Policies for Central Bedfordshire (North).
- 2 The proposed development, by nature of its location outside any defined Settlement Envelope, would have an unacceptable impact on the character and appearance of this rural area where restrictive Planning Policies apply; as such the proposal is contrary to PPS7 and Policy DM3 and DM4 of the Core Strategy and Development Management Policies for Central Bedfordshire (North).
- 3 No technical information has been submitted in relation to noise and fumes from the proposed development to demonstrate that the proposal would not have an unacceptable impact on the residential amenities of properties within the vicinity. Therefore the proposal fails to demonstrate that there would be no detrimental impact on the residential amenities of properties within the vicinity and is therefore contrary to Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North).

[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 amendments to the text contained within the report as set out in the late sheet appended to these Minutes.]