

Item No.16

SCHEDULE

APPLICATION NUMBER	CB/11/00422/MW
LOCATION	Stanbridge Road, Great Billington, Leighton Buzzard, LU7 9JH
PROPOSAL	Application for a change of use to a Waste Transfer and recycling station with the erection of a building and associated storage bays, weighbridge and wheelwash.
PARISH	Stanbridge
WARD	South West Bedfordshire
WARD COUNCILLORS	Cllr Ken Janes & Cllr Marion Mustoe
CASE OFFICER	Georgina Toye
DATE REGISTERED	16 February 2011
EXPIRY DATE	18 May 2011
APPLICANT	JGE Commercials Ltd
AGENT	Wilbraham Associates Ltd
REASON FOR COMMITTEE TO DETERMINE	Ward Councillor Call-in by Councillor Mustoe
RECOMMENDED DECISION	Waste Application - Refused

RECOMMENDATION

That planning permission be refused for the following reasons:

PPG2 – The proposal will harm the openness and purpose of the Green Belt.

PPS7 – The proposal will not keep within the rural character of the surrounding area.

GE1 (a) – There is not a need for an additional waste at local level.

GE5 - No very special circumstances demonstrated that justify proposals in the Green Belt.

W9 (a) – Will not serve a local need that is not met by existing facilities.

DECISION

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Notes To Applicant

Any Conditions in bold must be discharged before the development commences.

Failure to comply with this requirement could invalidate this permission and /or result in enforcement action.

The Application form for approval of details by a condition, guidance notes and fees (i.e £25.00 for household applications and £85.00 for all other applications per submission) can be found on our website www.centralbedfordshire.gov.uk or alternatively call Customer Services on 0300 300 8000 for hard copy forms.