

Item No. 8**SCHEDULE A**

APPLICATION NUMBER	CB/11/00664/FULL
LOCATION	The Old Church of St Vincent adjacent to the Recreation Ground, Tithe Farm Road, Houghton Regis
PROPOSAL	Erection of two storey building to provide a 40 Bed Nursing Home (C2 use) and associated parking.
PARISH	Houghton Regis
WARD	Houghton Hall
WARD COUNCILLORS	Cllrs Mrs Goodchild & Jones
CASE OFFICER	Gill Claxton
DATE REGISTERED	28 February 2011
EXPIRY DATE	30 May 2011
APPLICANT	Innoventions Consultancy
AGENT	Knight Architecture & Design
REASON FOR COMMITTEE TO DETERMINE	Called in by Ward Councillor Jones as the issues of Green Belt, conflict with Policy R3 and departure from the Local Plan are finely balanced and there is considerable local interest.
RECOMMENDED DECISION	Full Application - Refused

Recommendation

Deferred – that the application be deferred until the next meeting to enable consideration to be undertaken on information received subsequent to the despatch of the agenda.

That Planning Permission be refused for the following reasons:

- 1 The site lies within the South Bedfordshire Green Belt, wherein permission will not be granted except in very special circumstances for development for purposes other than agriculture and forestry, mineral working, small scale facilities for outdoor sport and outdoor recreation or other uses appropriate to a rural area which preserve the openness of the Green Belt. Very special circumstances have not been established in this case. The proposal is therefore contrary to national guidance within Planning Policy Guidance Note 2 - 'Green Belts'.
- 2 The proposed development is contrary to Policy R3 of the South Bedfordshire Local Plan Review which seeks to improve the existing urban open space at Tithe Farm Recreation Ground with the provision of additional pitches, changing facilities, toilets and showers.
- 3 The proposal would by virtue of the size, siting and scale of the building serve to urbanise this site, erode the open character and appearance of the locality and reduce the openness of the South Bedfordshire Green Belt at

this particular location. The proposal is therefore contrary to national advice in Planning Policy Statement 1 - 'Delivering Sustainable Development', Planning Policy Guidance Note 2 - 'Green Belts' and Planning Policy Statement 7 - 'Planning and the Rural Economy' and to Policy BE8 of the South Bedfordshire Local Plan.

Notes to Applicant

1. Please note that the unnumbered drawing (Topographical Survey) submitted in connection with this application has been given a unique number (CBC/001) 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.