

Item No. 8**SCHEDULE A**

APPLICATION NUMBER	CB/11/03025/FULL
LOCATION	Formerly The Priory PH, High Street North, Dunstable, LU6 1EP
PROPOSAL	Erection of retirement living housing for the elderly (Cat II type accommodation), communal facilities, landscaping and car parking.
PARISH	Dunstable
WARD	Dunstable Northfields
WARD COUNCILLORS	Cllrs Mrs Green & Murray
CASE OFFICER	Vicki Davies
DATE REGISTERED	29 August 2011
EXPIRY DATE	28 November 2011
APPLICANT	McCarthy & Stone Retirement Lifestyles Ltd
AGENT	The Planning Bureau Ltd
REASON FOR COMMITTEE TO DETERMINE	At the request of Ward Member on the basis that the proposal would satisfy demand for sheltered housing.
RECOMMENDED DECISION	Full Application - Refused

Recommendation

That Planning Permission be refused for the following reasons:

- 1 The proposal would result in overdevelopment of the site by reason of the bulk, massing and height of the building, and therefore create an undesirable and unacceptable form of development such that it would have an adverse impact on the character of the area and the amenities, outlook and privacy of the occupiers of nearby residential properties in particular those in Beale Street; the future amenity of the proposed residential properties; and as such the proposal is contrary to the principles of good design as set out in national policy in PPS1, Policy BE8 of the South Bedfordshire Local Plan Review and technical planning guidance Design in Central Bedfordshire: A Guide for Development.
- 2 The proposal incorporates inadequate vehicular access to serve the development for emergency vehicles and/or light goods vehicles and provides inadequate provision for the parking and manoeuvring of vehicles (to include light goods vehicles) clear of the highway which would result in vehicles interfering with the free flow of traffic on the adjoining highway to the detriment of the safety and convenience of users of the highway; as such the proposal is contrary to Policies BE8 & T10 of the South Bedfordshire Local Plan Review. In addition it does not reflect the emerging Local Transport Plan Car Parking Strategy.

- 3 The proposed development would result in an additional demand on local infrastructure. The proposal does not provide the required contributions towards infrastructure in the form of a satisfactory legal agreement. The Proposal is therefore contrary to supplementary Planning Document – Planning Obligations Strategy

NOTES

- (1) In advance of the consideration of the application the Committee were advised of additional consultation and publicity responses received since the despatch of the agenda including 6 additional letters of support, response from the Environment Agency and further comments from the Housing strategy Officer as set out in the Late Sheet appended to these Minutes.

The Committee were advised of an amended reason for refusal.

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