

## **Item No. 11**

<b>APPLICATION NUMBER</b>	<b>CB/11/04496/FULL</b>
<b>LOCATION</b>	<b>Land rear of White Horse PH, Park Lane Eaton Bray, Dunstable, LU6 2DG</b>
<b>PROPOSAL</b>	<b>Development with 4 houses and all ancillary works and changes to existing pub car park</b>
<b>PARISH</b>	<b>Eaton Bray</b>
<b>WARD</b>	<b>Eaton Bray</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Mrs Mustoe</b>
<b>CASE OFFICER</b>	<b>Abel Bunu</b>
<b>DATE REGISTERED</b>	<b>05 January 2012</b>
<b>EXPIRY DATE</b>	<b>01 March 2012</b>
<b>APPLICANT</b>	<b>Taylor French Developments Ltd</b>
<b>AGENT</b>	<b>BHD Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called in by Cllr Marion Mustoe due to objections on the basis of over-development of site which is in a Conservation Area, poor access and loss of car parking spaces</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

### **Recommendation**

That the application be delegated to the Head of Development Management to refuse the application for the following reasons:-

1. The proposed development would amount to overdevelopment of the site with inadequate off-street car parking provision for the prospective occupiers of the dwellings thereby potentially leading to on-street parking on the adjoining highway which is a narrow lane with no footways. This situation would lead to highway safety hazards contrary to national advice contained within the National Planning Policy Framework and the supplementary planning guidance, 'Design in Central Bedfordshire, A Guide for Development', 2010.
2. The proposed development would result in the loss of a significant number of parking spaces currently allocated to the White Horse Public House thereby threatening the viability of this local facility and leading to on-street parking on adjoining highways to the detriment of highway safety. The proposal is therefore in conflict with national advice contained within the National Planning Policy Framework which requires that local planning authorities should plan positively for the provision of public houses, among other local services, to enhance the sustainability of communities.

### **NOTES**

(1) In advance of the consideration of the application the Committee were advised of consultation received from Anglian Water and the Conservation Officer. The Committee were advised of amendments to conditions and informatives.

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