

Item No. 6

APPLICATION NUMBER	CB/12/01412/VOC
LOCATION	Portland Industrial Estate, Hitchin Road, Arlesey
PROPOSAL	Removal of condition 15 for the provision of a new footway attached to planning approval CB/10/02584/REN dated 13/06/11
PARISH	Arlesey
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Drinkwater & Wenham
CASE OFFICER	Mark Spragg
DATE REGISTERED	16 April 2012
EXPIRY DATE	16 July 2012
APPLICANT	
AGENT	Pegasus Planning Group
REASON FOR COMMITTEE TO DETERMINE	Referred by the Head of Planning Services due to the issues raised by the application.
RECOMMENDED DECISION	Full Application - Refused

Recommendation

That Planning Permission be refused for the following reasons:

- 1 Without the provision of a new footpath along the industrial access road, which would for future occupiers of the approved residential development represent the "desire line" to Arlesey town centre and to all its local facilities, the route would be a hostile and unsafe pedestrian environment. The only other alternative route is not considered appropriate on its own due to its limitations in width and the potential conflict with vehicles, and also because it would not discourage people from wishing to take the "desire line" to the town centre and local facilities. The residential development approved by planning permission CB/10/02584/REN would not be acceptable without the provision of a new footway and as such the proposed removal of condition 15 of that permission is not acceptable, being contrary to policies DM3 and CS14 of the Central Bedfordshire Core Strategy and Development Management Policies. In addition, the residential development would also be contrary to the design and layout objectives set out in the Council's supplementary advice "Design in Central Bedfordshire 2010- A Guide for Development, and The National Planning Policy Framework (para 69).
- 2 The application contains insufficient information in the form of an acceptable legal agreement to provide financial contributions towards local infrastructure. As such the proposal is contrary to policies CS2 of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and the Central Bedfordshire Council's Adopted Supplementary

NOTES

(1) In advance of the consideration of the application the Committee were advised of consultation received from the Applicant's Agent

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