

Item No. 9

APPLICATION NUMBER	CB/13/02189/FULL
LOCATION	Land Adj to Langley Cottage, High Street, Eggington, Leighton Buzzard, LU7 9PD
PROPOSAL	Erection of horse stables and associated use of existing car parking area
PARISH	Eggington
WARD	Heath & Reach
WARD COUNCILLORS	Cllr Versallion
CASE OFFICER	Adam Davies
DATE REGISTERED	21 June 2013
EXPIRY DATE	16 August 2013
APPLICANT	Mr & Mrs Peck
AGENT	AZ Urban Studio
REASON FOR COMMITTEE TO DETERMINE	Cllr Versallion has requested that this application be referred to DMC regardless of Officers recommendation. Concerns are raised in relation to the scale of the building, parking and the storage of manure on site.
RECOMMENDED DECISION	Full Application - Refusal

Recommendation

That Planning Permission be REFUSED on the following grounds:

RECOMMENDED REASONS

- 1 The proposed stables would occupy a prominent position within the core of the Eggington Conservation Area, adjacent to the road at the front of the site. Given the scale of the stable building and the associated equestrian facilities proposed, the proposal would give rise to a cramped form of development within the context of this small, constrained site and would not provide adequate provision for vehicles to access, park and turn within the site. This would be further exacerbated by the corrugated roof covering which would not positively contribute to the local character and distinctiveness of the Conservation Area in this sensitive location. As such the amount, layout and external materials of the development would not be appropriate for this site and the development would appear as a prominent and obtrusive addition to the Conservation Area which would be to the detriment of the character of the street scene. The proposal would not therefore enhance the character and distinctiveness of the area and is thus contrary to Policies BE8 and T10 of the South Bedfordshire Local Plan Review 2004, Policies 27, 43 and 45 of the emerging Development Strategy for Central Bedfordshire, the principles set out within the Eggington Conservation Area Appraisal, March 2010 and Design in Central Bedfordshire, A Guide for Development and national guidance contained within the National Planning Policy Framework.

Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31

It is recommended that planning permission be refused for this proposal for the clear reason set out in this report. The Council acted pro-actively through early engagement with the applicant at the pre-application stage and during the determination process. However the Council is of the view that the proposal is unacceptable and the objections raised cannot be overcome through dialogue. The requirements of the Framework (paragraphs 186 and 187) have therefore been met in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

[Notes

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of representations contained in the Late Sheet:
 - a. Additional neighbour objections received on 29/07/13 citing:
 - i. Concerns over the level of parking proposed
 - ii. The development is a commercial venture and not for the family or local residents
 - iii. A photo showing limited parking at the public house.
 - b. additional information from the applicant received on 30/07/13 citing:
 - i. the nature of the proposal has not changed remains non-commercial.
 - ii. Other applications have been acceptable when restricted to private and non-commercial stabling only.
 - iii. This is not a large development as less than 10 horses.
 - iv. No additional facilities are required as this is not commercial.
 - c. The Tree and Landscape Officer responded on 06/08/13 citing:
 - i. The location of the stables could affect the roots of a native roadside hedge
 - ii. The stable to be pulled forward by .75m to avoid direct conflict with the hedgerow roots.]