

Item No. 5

APPLICATION NUMBER	CB/14/01297/FULL
LOCATION	Land rear of 100 to 114, Common Road, Kensworth
PROPOSAL	Retention of building as constructed and change of use to offices (Resubmission of CB/14/00634)
PARISH	Kensworth
WARD	Caddington
WARD COUNCILLORS	Cllrs Collins & Stay
CASE OFFICER	Abel Bunu
DATE REGISTERED	07 April 2014
EXPIRY DATE	02 June 2014
APPLICANT	Mr R Gill
AGENT	Mr L Butler
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Richard Stay for the following reasons: <ul style="list-style-type: none">• Development is wholly inappropriate in the Green Belt and detrimental to the AONB
RECOMMENDED DECISION	Full Application - Recommended for Approval

Summary of recommendation:

The proposed development would not be inappropriate in the Green Belt within the meaning of the NPPF as it involves an existing building which is of substantial construction and the site is previously developed. The development would also potentially help to support the rural economy. Furthermore, the development would not be, harmful to the character and appearance of the area, prejudicial to highway safety and would not be harmful to residential amenity thereby conforming to the development plan comprising Policies BE8, SD1, NE3, and T10 of the South Bedfordshire Local Plan Review, Policies 1, 2, 10, 27, 28, 36, 43, 50 and 58 of the emerging Development Strategy for Central Bedfordshire and national advice contained in the National Planning Policy Framework and the supplementary planning guidance, 'Design in Central Bedfordshire, A Guide for Development', 2010 and the Chiltern Design Guide.

Recommendation

That the application be deferred for one cycle to enable Officers to determine clarification on the ownership of the access road.

NOTES

- (1) In advance of the application the Committee were advised of objections received from Kensworth Parish Council, neighbour objections,

comments from the Highways Officer, Tree and Landscape Officer and the Rights of Way Officer.

An additional Condition and Informatives were suggested should the application be approved as set out in the Late Sheet appended to these minutes.

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