

Item No. 12

APPLICATION NUMBER	CB/14/02569/FULL
LOCATION	Land rear of 100 -114 Common Road, Kensworth
PROPOSAL	Retention of building as constructed and change of use to offices (Resubmission of CB/14/01297)
PARISH	Kensworth
WARD	Caddington
WARD COUNCILLORS	Cllrs Collins & Stay
CASE OFFICER	Abel Bunu
DATE REGISTERED	03 July 2014
EXPIRY DATE	28 August 2014
APPLICANT	Mr R Gill
AGENT	Mr L Butler
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Richard Stay for the following reasons : Development is wholly inappropriate in the Green Belt, detrimental to the AONB and contrary to the Neighbourhood Plan.
RECOMMENDED DECISION	Full Application - Recommended for Approval

See Minute No. DM/14/65 – Refused Application

That the Interim Assistant Director of Planning be delegated authority to refuse the application for the following reasons:

1. The proposed commercial development would, because of the increase in traffic movements associated with the use of the premises, result in noise and general disturbance detrimental to residential amenity contrary to Policies BE8 of the South Bedfordshire Local Plan Review and 43 of the emerging Development Strategy for Central Bedfordshire and national advice within the National Planning Policy Framework.
2. The proposed commercial development would be out of character in this open countryside location and harmful to the visual appearance of the Green Belt, Chilterns Area of Outstanding Natural Beauty and Area of Great Landscape Value. The proposal would therefore be contrary to Policies BE8, NE12 and NE3 of the South Bedfordshire Local Plan Review, 36, 43, 50 & 52 of the emerging Development Strategy for Central Bedfordshire and national advice within the National Planning Policy Framework.

[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 additional consultation/publicity responses as follows:
 - a. Kensworth Parish Council submitted photos and affidavits supporting allegations of dumping of spurious materials on site.

- b. The Enforcement team confirmed that the changes to the level of the land did not warrant formal enforcement action.
- c. A letter from the solicitor for the owners of 92 Common Road wrote confirming that the drive is not shared and forms part of the legal title of 92 Common Road; the owner of the paddock has right of access; no signage would be allowed on their drive.
- d. A further submission from 92 Common Road stating that the drawing depicting the extent of access area to the proposed site has been grossly misrepresented and provided a copy of the document from the Land Registry showing the true extent of access;]