

## **Item No. 8**

<b>APPLICATION NUMBER</b>	<b>CB/14/02713/FULL</b>
<b>LOCATION</b>	<b>Home Farm, 1 High Street, Wrestlingworth, Sandy, SG19 2EW</b>
<b>PROPOSAL</b>	<b>Conversion of existing barns (with partial demolition) and construction of new dwellings to form 7 new dwellings.</b>
<b>PARISH</b>	<b>Wrestlingworth/Cockayne Hatley</b>
<b>WARD</b>	<b>Potton</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Mrs Gurney &amp; Zerny</b>
<b>CASE OFFICER</b>	<b>Samantha Boyd</b>
<b>DATE REGISTERED</b>	<b>11 July 2014</b>
<b>EXPIRY DATE</b>	<b>05 September 2014</b>
<b>APPLICANT</b>	<b>County Land &amp; Development Ltd.</b>
<b>AGENT</b>	<b>Sherwood Architects Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Cllr Call in. Cllr Gurney - Reason. The village is concerned over the development.</b>

**RECOMMENDED DECISION**

**Full Application - Refusal Recommended**

### **Reason for Recommendation**

The proposal would not constitute infill development and would, by virtue of the scale, design and siting of Plots 6 and 7, would cause significant and unacceptable harm to the appearance of the site, the setting of the listed buildings, and the character and appearance of the open countryside. The development would be unacceptable in principle and would be contrary to the objectives of the National Planning Policy Framework (2012) and Policies DM3 (High Quality Development), DM4 (Development Within and Outside of Settlement Envelopes), DM13 (Heritage in Development) of the Central Bedfordshire Core Strategy and Development Management Policies (2009), Design in Central Bedfordshire (2014).

In the absence of a complete agreement securing the provision of affordable housing and financial contributions, the development would fail to mitigate its impact on existing local infrastructure and would be contrary to the objectives of the National Planning Policy Framework (2012) and Policies CS2 (Developer Contributions) and CS7 (Affordable Housing) of the Central Bedfordshire Core Strategy and Development Management Policies.

## **Recommendation**

That the Head of Development Infrastructure Group Manager be delegated to approve the application subject to the signing of a legal agreement and appropriate conditions.

## **NOTES**

- (1) In advance of the consideration of the application the Committee were advised of a letter in support of the application.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participations Scheme.