

Item No. 10

APPLICATION NUMBER	CB/14/02134/FULL
LOCATION	Land at Chapel Close, Clifton, Shefford, SG17 5YG
PROPOSAL	Retrospective: Retention of post and rail fence and gate, hardstanding and low level emergency lighting column associated with existing pumping station.
PARISH	Clifton
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Drinkwater & Wenham
CASE OFFICER	Lauren Westley
DATE REGISTERED	03 June 2014
EXPIRY DATE	29 July 2014
APPLICANT	JVD Developments Ltd
AGENT	Phillips Planning Services Ltd
REASON FOR COMMITTEE TO DETERMINE	Called in to Committee by Ward Member Cllr Wenham due to the impact on residents, overbearing, gate opens across public highway, impact on streetscene and lack of design.
RECOMMENDED DECISION	

Summary of Recommendation

The application for retrospective planning permission for the retention of a post and rail fence, hardstanding and lighting column has been recommended for approval. Whilst the development does have an impact in the streetscene, it is considered that with additional landscaping and highway conditions the proposal will have an acceptable impact on the street scene, neighbouring amenities and highway safety, in accordance with the requirements of policies CS14 and DM3 of the Core Strategy and Development Management Policies (2009).

Recommendation

That Planning Permission be REFUSED for the following reason:

The fencing, hard surfacing and lighting pole with aerial, by reason of their size, design, layout, appearance and materials, are considered to have a harmful impact on the character of the street scene. The development is therefore contrary to policies CS14 and DM3 of the Core Strategy and Development Management Policies (2009).

NOTES

- (1) In advance of the consideration of the application the Committee noted that there had been further objections and responses to the application following a re consultation process.

In addition the Committee noted an amendment to Condition 1.

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