

Item No. 7

APPLICATION NUMBER	CB/14/01726/OUT
LOCATION	Land at Campton Road and rear of Robert Bloomfield Academy Shefford, SG17 5BJ
PROPOSAL	Outline Application: (with all matters reserved except for means of site access from Campton Road) for the erection of up to 140 dwellings; provision of new internal access roads and footpaths; public open space and landscaping, earthworks, surface water attenuation, associated infrastructure, playing fields and youth facility. The development involves the demolition of existing structures.
PARISH	Shefford
WARD	Shefford
WARD COUNCILLORS	Cllrs Birt & Brown
CASE OFFICER	Lauren Westley
DATE REGISTERED	20 May 2014
EXPIRY DATE	19 August 2014
APPLICANT	Catesby Estate Ltd
AGENT	Barton Willmore
REASON FOR COMMITTEE TO DETERMINE	Called to Committee by Cllr Brown for the following reasons: - Contrary to policy (outside settlement envelope and not an allocated site); - Design (does not comply with new design guide) - Other (no provision for jobs - unsustainable)
RECOMMENDED DECISION	Outline Application - Refusal recommended

Reason for Recommendation

The proposed development is contrary to the adopted Development Plan, and the material considerations do not outweigh the identified harm.

The Council has objectively assessed housing need and has identified an adequate 5 year housing supply.

The proposed development will result in a material, identifiable harm to the character and appearance of the land, contrary to the NPPF, and policies CS16, DM3, DM4, DM14 and DM17 of the Core Strategy and Development Management Policies (2009).

The proposed development is not sustainable, the existing schools within the town and nearby villages cannot cater for the additional increase in the number of students, contrary to paragraph 72 of the NPPF and policy CS3 of the Core Strategy and Development Management Policies (2009).

Recommendation

That Outline Planning Permission be REFUSED for the following reasons:

- 1 The site is outside the Shefford Settlement Envelope and is within the open countryside. The development would cause harm to the character and appearance of the area by extending the built environment into the open countryside. The considerations advanced by the applicant are insufficient to overcome this conflict. The development would conflict with the objectives of the National Planning Policy Framework (2012) and policies CS16 (Landscape and Woodland), DM3 (High Quality Development), DM4 (Development Within and Beyond Settlement Envelopes), DM14 (Landscape and Woodland), DM16 (Green Infrastructure) and DM17 (Accessible Greenspaces) of the Central Bedfordshire Core Strategy and Development Management Policies (2009).
- 2 The proposed development would result in an unacceptable impact on school places for the existing and proposed residents of Shefford, as well as school places in the surrounding villages. As a result the proposal would be unsustainable and contrary to the National Planning Policy Framework (2012), particularly paragraph 72, and policy CS3 (Healthy and Sustainable Communities) of the Core Strategy and Development Management policies (2009).
- 3 In the absence of a completed legal agreement securing financial contributions and the provision of affordable housing, the development would have an unmitigated and unacceptable impact on existing local infrastructure and would fail to make an acceptable contribution towards local affordable housing stock. The development would be contrary to the objectives of the National Planning Policy Framework (2012), Policies CS2 (Developer Contributions) and CS7 (Affordable Housing) of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and the Planning Obligations Supplementary Planning Document (North) (2009).

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

The application is recommended for refusal for the clear reasons set out. The Council acted pro-actively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

NOTES

- (1) In advance of the consideration of this application the Committee were advised of additional consultation and publicity responses 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.