

Item No. 11

APPLICATION NUMBER	CB/14/03260/FULL
LOCATION	Land Adj to The Harrow, 80 Woodside Road, Woodside, Luton, LU1 4DQ
PROPOSAL	Erection of 2 semi-detached houses on 'Brownfield site' of redundant car park (Resubmission of CB/14/00173/FULL)
PARISH	Slip End
WARD	Caddington
WARD COUNCILLORS	Cllrs Collins & Stay
CASE OFFICER	Debbie Willcox
DATE REGISTERED	11 August 2014
EXPIRY DATE	06 October 2014
APPLICANT	Bridgewater Homes Ltd
AGENT	Mr L Butler
REASON FOR COMMITTEE TO DETERMINE	Called in by Ward Councillor Kevin Collins for the following reason: The support from the neighbouring properties and photographs of previous residential development on the site suggest that special circumstances on Green Belt have been met.
RECOMMENDED DECISION	Full Application - Recommended for Refusal

Summary of Recommendation

The proposed development would constitute inappropriate development within the Green Belt and would have a significant harmful impact upon the openness of the Green Belt. The very special circumstances case submitted by the applicant is not considered to be sufficient to outweigh the harm that would be caused to the Green Belt. The proposed development would also be cramped and out of character with the grain of the village and thus the proposal would have a detrimental impact on the character and visual amenities of Woodside and upon the amenity of the occupiers of Nos. 1 & 2 Whyley Cottages. The proposal would also fail to offer an acceptable level of amenity to future residents of the property due to the restricted size of the bedrooms. The proposal is therefore considered to conflict with the National Planning Policy Framework, policy BE8 of the South Bedfordshire Local Plan Review, policies 36 and 43 of the emerging Development Strategy for Central Bedfordshire and the Design Guide for Central Bedfordshire.

Recommendation

That Planning Permission be REFUSED for the following:

RECOMMENDED REASONS

- 1 The site is washed over by the South Bedfordshire Green Belt, where new residential development is considered to be inappropriate and therefore harmful to the Green Belt by definition. The proposed development would also have a detrimental impact on the openness of the Green Belt. The proposal would not constitute infilling as the site is defined as being part of the countryside within policy GB3 of the South Bedfordshire Local Plan Review and policy 4 of the emerging Development Strategy for Central Bedfordshire. The very special circumstances case that has been submitted is not considered to be sufficient to outweigh the harm that would be caused to the Green Belt by reason of inappropriateness and harm to openness. The proposal is thus contrary to Section 9 of the National Planning Policy Framework and policy 36 of the emerging Development Strategy for Central Bedfordshire.
- 2 The site is too restricted in size and would appear cramped in relation to adjoining development. In addition, as a result of the site's location in front of Whyley Cottages, the proposal would result in the creation of tandem development that would be out of character with the grain and pattern of surrounding development. The proposal would thus create an unsatisfactory form of development, detrimental to the visual amenities of the surrounding area and the residential amenities of the occupiers of Whyley Cottages. The proposal is therefore contrary to the principles of good design set out within the National Planning Policy Framework, Policy BE8 of the South Bedfordshire Local Plan Review, Policy 43 of the emerging Development Strategy for Central Bedfordshire and the Central Bedfordshire Design Guide.
- 3 The proposed development would fail to conform with the Council's recommended gross internal floor area standards and minimum bedroom standards as set out in the Council's Design Supplement 5: New Residential Development and would therefore fail to offer an acceptable level of amenity to future occupiers of the proposed development. The proposal is therefore contrary to the principles of good design set out within the National Planning Policy Framework, Policy BE8 of the South Bedfordshire Local Plan Review, Policy 43 of the emerging Development Strategy for Central Bedfordshire and the Central Bedfordshire Design Guide.

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

Planning permission has been recommended for refusal for this proposal for the clear reasons set out in this report. In the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. The applicant was invited to withdraw the application to seek pre-application advice prior to any re-submission but did not agree to this. The Council has therefore complied 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.

NOTE

1. In advance of the consideration of the application the Committee noted an update from the Case Officer in relation to fencing at the site as set out in the Late Sheet attached to these minutes.
2. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.