

## **Item No. 9**

<b>APPLICATION NUMBER</b>	<b>CB/14/01589/FULL</b>
<b>LOCATION</b>	<b>The Pig And Whistle, 40 Brook Street, Stotfold, Hitchin, SG5 4LA</b>
<b>PROPOSAL</b>	<b>Demolition of existing PH and redevelopment of the site as 7 No. houses with associated landscaping and parking.</b>
<b>PARISH</b>	<b>Stotfold</b>
<b>WARD</b>	<b>Stotfold &amp; Langford</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Clarke, Saunders &amp; Saunders</b>
<b>CASE OFFICER</b>	<b>Amy Lack</b>
<b>DATE REGISTERED</b>	<b>07 May 2014</b>
<b>EXPIRY DATE</b>	<b>02 July 2014</b>
<b>APPLICANT</b>	<b>Mr O'Sullivan</b>
<b>AGENT</b>	<b>Mark Rawcliffe - arc7</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Cllr Brian Saunders - Called in at the request of Stotfold Town Council who consider the proposal to represent an overdevelopment of the site and the design of the dwellings fail to reflect the style and design of existing dwellings in the immediate locality.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Approval</b>

### **Reason for recommendation of approval**

The wholesale redevelopment of the existing public house site with residential units is considered acceptable in principle.

The scheme is considered to present buildings appropriate in their design, scale and mass to the character and context of the surrounding local development. The scheme will not unduly impact upon the residential amenity currently enjoyed by neighbouring properties, nor will it have any significant adverse impact upon highway safety and any potential impacts upon existing local infrastructure will be acceptably mitigated by the securing of S106 contributions.

The proposal is considered acceptable and in accordance with policies CS1, CS2, CS5, CS13, CS14, DM2, DM3 and DM4 of the Core Strategy and Development Management Policies (2009), Central Government guidance contained within the National Planning Policy Framework (2012) and with guidance provided by the Central Bedfordshire Council's Design Guide (2014).

### **Recommendation**

That Planning Permission be deferred to allow the Council to obtain independent advice on the viability of the development, and for further consideration of the layout and design of the proposal.

In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.