

Item No. 7

APPLICATION NUMBER	CB/14/04070/FULL
LOCATION	The Red Lion, 1 Station Road, Potton, Sandy, SG19 2PZ
PROPOSAL	Change of use from public house (A4) to one residential unit (C3)
PARISH	Potton
WARD	Potton
WARD COUNCILLORS	Cllrs Mrs Gurney & Zerny
CASE OFFICER	Lauren Westley
DATE REGISTERED	20 October 2014
EXPIRY DATE	15 December 2014
APPLICANT	Mr D Blundell
AGENT	Hertfordshire Architects Ltd
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Called in by Councillor Zerny - Loss of popular local pub - ACV pending Approval

Reason for Recommendation:

The application to change the use of the premises from a public house with ancillary accommodation to a residential dwelling house is in accordance with the criteria set out in policy DM8, will not give rise to detrimental impacts on residential amenity or highways and parking concerns. As such, the proposal is considered to be in accordance with the aims of the National Planning Policy Framework 2012 and policies DM3 and DM8 of the Core Strategy and Development Management Policies 2009.

Recommendation

That Planning Permission be GRANTED subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 8087-P01, 8087-P02A, 8087-P03, 8087-P04A and 8087-P05.

Reason: To identify the approved plan/s and to avoid doubt.

Notes to Applicant

1. Given the location of the application is of long historic use there may be unexpected materials or structures in the ground. It is the responsibility of the Applicant to ensure safe and secure conditions, so any indications of potential contamination problems should be forwarded to the Contaminated Land Officer, Andre Douglas, for advice on 0300 300 4004 or via andre.douglas@centralbedfordshire.gov.uk
2. The applicant is advised that the storage of materials associated with this development should take place within the site and not extend into the public highway without authorisation from the highway authority. If necessary the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 0300 300 8049.
3. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

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

Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development 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 the application the Committee were advised of additional comments 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.