

Item No. 11

APPLICATION NUMBER CB/14/04585/FULL
LOCATION Westmead Farm, Sheep Tick End, Lidlington, Bedford, MK43 0SF
PROPOSAL Erection of a replacement detached dwelling.
PARISH Lidlington
WARD Cranfield & Marston Moretaine
WARD COUNCILLORS Cllrs Bastable, Matthews & Mrs Clark
CASE OFFICER Annabel Robinson
DATE REGISTERED 21 November 2014
EXPIRY DATE 16 January 2015
APPLICANT Mr A Mullan
AGENT GC Planning Partnership Ltd
REASON FOR COMMITTEE TO DETERMINE Called in by Cllr Bastable for the reasons set out by the Parish Council:

- The application is outside of the Parish Settlement Policy Area.
- The proposed replacement dwelling is not on the original dwelling site.
- The proposed the dwelling is also significantly larger than the original dwelling.
- The dwelling that it is proposed to replace, is a building for tourist use which had an occupancy condition applied to it. Therefore, the Parish Council object to the proposed or any replacement dwelling being a residential building given that the original permission on the site is for a restricted occupancy. If permission, were to be granted, then restricted occupancy rules should be applied as well.
- The supporting plans fail to demonstrate exact intended location of the replacement dwelling which is of a concern to the Parish Council.
- The site has recently had a permanent structure built with a tiled roof, so it is unclear if this is a retrospective application or for an additional building. There are a number of large buildings on site, which are not reflected on the accompanying site plans.
- There is no reference in the application title or the supporting plans regarding the demolition of the existing dwelling, a tourist log cabin.

RECOMMENDED DECISION

Full Application - Recommended Approval

Reasons for call in:

- The application is outside of the parish Settlement Policy Area
- The proposed replacement dwelling is not on the original dwelling site.
- The proposed dwelling is also significantly larger than the original dwelling.
- The dwelling that it is proposed to replace, is a building for tourist use which had an occupancy condition applied to it. Therefore, the Parish Council object to the proposed or any replacement dwelling being a residential building given that the original permission on the site is for a restricted occupancy. If permission, were to be granted, then restricted occupancy rules should be applied as well.
- The supporting plans fail to illustrate the exact intended location of the replacement dwelling which is of a concern to the Parish Council.
- The site has recently had a permanent structure built with a tiled roof, so it is unclear if this is a retrospective application or for an additional building. There are a number of large buildings on site, which are not reflected on the accompanying site plans.
- There is no reference in the application title or supporting plans regarding the demolition of the existing dwelling, a tourist log cabin.

Summary of recommendation:

The application is for a replacement dwelling house and is recommended for approval. It is considered that the replacement dwelling is of the same design, and within the same curtilage as a replacement dwelling that was granted planning permission in 2014. It is considered that the differing location on the site does not make a material difference such as to demonstrate harm which would warrant the refusal of this application. It is considered to be in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies and in accordance with the principles set out within the National Planning Policy Framework.

Recommendation

That Planning Permission be approved subject to the following conditions:

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 be carried out in accordance with the following approved plans: Site Location Plan, 760/01A, 760/02A, Drawing Number 2, 1A, 2A, 3A, 4A, E12A.

Reason: For the avoidance of doubt.

- 3 **No development shall commence on site until details and samples of the materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To protect the rural character of the surrounding area.

- 4 Notwithstanding the provisions of Class A of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or the equivalent provisions of any order revoking and re-enacting that Order with or without modification), there shall be no enlargement, improvement or other alteration to the dwelling hereby permitted unless planning permission is granted.

Reason: To protect the rural character of the surrounding area.

- 5 Notwithstanding the provisions of Class E of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or the equivalent provisions of any order revoking and re-enacting that Order with or without modification), there shall be no buildings or other structures erected or constructed within the curtilage of the dwelling hereby approved unless planning permission is granted.

Reason: To protect the rural character of the surrounding area.

- 6 Prior to the occupation of the replacement dwelling hereby approved, the existing dwelling as shown on plan number 760/02A shall be demolished and all materials resulting from the demolition shall be removed from the site.

Reason: To ensure that an additional residential property is not established within the open countryside, in the interest of protecting the rural character of the area.

Notes to Applicant

1. 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.
2. The applicants attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

The Equality Act 2010 requires that service providers must think ahead and make reasonable adjustments to address barriers that impede disabled people.

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;
- Where a physical feature puts disabled people at a substantial disadvantage to avoid that disadvantage or adopt a reasonable alternative method of providing the service or exercising the function;
- Where not providing an auxiliary aid puts disabled people at a substantial disadvantage to provide that auxiliary aid.

In doing this, it is a good idea to consider the range of disabilities that your actual or potential service users might have. You should not wait until a disabled person experiences difficulties using a service, as this may make it too late to make the necessary adjustment.

For further information on disability access contact:

The Centre for Accessible Environments (www.cae.org.uk)
Central Bedfordshire Access Group (www.centralbedsaccessgroup.co.uk)

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

Planning permission has been granted for this proposal. 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.