

Item No. 8

APPLICATION NUMBER	CB/15/00240/OUT
LOCATION	Havannah Farm, Sutton Hill, Sutton
PROPOSAL	Outline Application: Re-instate farm house and rebuild as a four bedroom dwelling.
PARISH	Sutton
WARD	Potton
WARD COUNCILLORS	Cllrs Mrs Gurney & Zerny
CASE OFFICER	Samantha Boyd
DATE REGISTERED	23 January 2015
EXPIRY DATE	20 March 2015
APPLICANT	Mr & Mrs M & J Oakley
AGENT	M W Easton FIAS (Town Planning)
REASON FOR COMMITTEE TO DETERMINE	Cllr Call In - Cllr Doreen Gurney Reason - Impact on landscape. Replace farm house which was demolished for safety reasons and security of farm buildings from raves/footpath going through farm and when cattle and stock are moved on to site.
RECOMMENDED DECISION	Outline Application - Refusal Recommended

Delegated Decision – See Minute No. DM/14/179

That the Development Infrastructure Group Manager be delegated authority to approve the application subject to the following conditions:

Conditions:

- 1 Application for the approval of the reserved matters shall be made to the Local Planning Authority within three years from the date of this permission. The development shall begin not later than two years from the final approval of the reserved matters or, if approved on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **No development shall take place until approval of the details of the access, appearance, landscaping, layout and scale of the development (herein called “the reserved matters”) has been obtained in writing from the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

Reason: To comply with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

- 3 The development hereby permitted shall only be occupied by a person solely or mainly employed, or last employed, in agriculture as defined in Section 336(1) of the Town and Country Planning Act 1990, or in forestry, or a widow or

widower of such a person and any resident dependents.

Reason: The Local Planning Authority would not permit the erection of a dwelling on this site unconnected with the use of land for agriculture or forestry purposes.

- 4 The plans submitted for approval of reserved matters in association with this development shall include the following:
- The existing vehicle crossover reconstructed to the specification of the highway authority.
 - The existing driveway reconstructed in a durable bound material for a distance of 5m from the highway boundary.
 - Disposal of surface water from the driveway within the site.

Reason: In order to provide an improved vehicle access and to avoid the carriage of extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number OAK/14/01.

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

Notes to applicant

Any conditions in bold must be discharged before the development commences. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.

The application form for approval of details reserved by a condition, guidance notes and fees (i.e. £28.00 for householder applications and £97.00 for all other applications, per submission) can be found on our website www.centralbedfordshire.gov.uk or alternatively call Customer Services on 0300 300 8307 for hard copy forms.

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.

The applicant is advised that no works associated with the reconstruction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 0300 300 8049. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented.

In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the adopted Core Strategy and Development Management Policies Document (North) and the emerging Development Strategy for

Central Bedfordshire.

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

Whilst the application was recommended for refusal Members resolved to grant consent for the following reason. The proposed agricultural workers dwelling is considered to be acceptable as the applicant has demonstrated special circumstances exist therefore the proposal would comply with the National Planning Policy Framework. The proposal would benefit the rural economy by bringing employment opportunities in the countryside through the relocation of the applicants existing farming business. The proposal is also considered to the relocation of the applicants existing farming business. The proposal is also considered to comply with Policy DM4 of the Core Strategy and Development Management Policies in that the proposed dwelling would not result in harm to the character and appearance of the rural area. 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: In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.]