

## **Item No. 13**

<b>APPLICATION NUMBER</b>	<b>CB/15/00275/OUT</b>
<b>LOCATION</b>	<b>Prebendal Farm, Grove Road, Slip End, Luton, LU1 4BZ</b>
<b>PROPOSAL</b>	<b>Outline Development: Redevelopment of land previously used as a farm yard to residential use for 8 detached houses (market) and 4 semi detached houses (social use).</b>
<b>PARISH</b>	<b>Slip End</b>
<b>WARD</b>	<b>Caddington</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Collins &amp; Stay</b>
<b>CASE OFFICER</b>	<b>Nicola Darcy</b>
<b>DATE REGISTERED</b>	<b>02 February 2015</b>
<b>EXPIRY DATE</b>	<b>04 May 2015</b>
<b>APPLICANT</b>	<b>Brickhill Properties GP Ltd</b>
<b>AGENT</b>	<b>BHD Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called-in by Cllr Richard Stay for the following reasons:</b> <ul style="list-style-type: none"><li>• <b>Meeting housing need locally</b></li><li>• <b>Provides enabling support for the aggregated farm operation &amp; allows investment in new machinery &amp; protects jobs</b></li><li>• <b>Site firmly supported for housing through substantive consultation for the local Neighbourhood Plan</b></li><li>• <b>Proposed S106 provides enabling resources to complete large section of Heritage Greenway</b></li><li>• <b>Site is edge of village &amp; would have no adverse impact on the Green Belt</b></li></ul>

**RECOMMENDED DECISION**                      **Application recommended for refusal**

Conditions and Section 106 Agreement to be determined by the Development Infrastructure Group Manager.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of additional information, comments and an amended refusal reason as detailed in the Late Sheet appended to these minutes:
  - a. The agent provided an additional supporting statement
  - b. The corrugated roofed, open barn building had been removed resulting in there being no permanent buildings
  - c. A typographical error was corrected to refusal reason 1.]