Item No. 9

APPLICATION NUMBER CB/15/01897/FULL

LOCATION Fen End Industrial Estate, Fen End, Stotfold,

Hitchin, SG5 4BA

PROPOSAL Demolition of the existing industrial unit and

construction of 10 no. 2 bed flats with associated

parking and landscaping

PARISH Stotfold

WARD Stotfold & Langford

WARD COUNCILLORS Clirs Dixon, Saunders & Saunders

CASE OFFICER Samantha Boyd
DATE REGISTERED 22 May 2015
EXPIRY DATE 21 August 2015

APPLICANT Stotfold Motor Centre
AGENT DLP Planning Consultants

REASON FOR The applicant is a close relative of Cllr John

COMMITTEE TO Saunders

DETERMINE

RECOMMENDED

DECISION Full Application - Refusal Recommended

Recommendation:

That planning permission is refused for the following reasons:

RECOMMENDED REASONS

- The application site is allocated for employment use under Policy E1 of the Site Allocations Document (Adopted 2011), Core Strategy and Development Management Policy CS10 (adopted 2009) and Policy E1 seeks to safeguard the site for employment use therefore the proposal for 10 new dwellings would result in the loss of a safeguarded employment site which is unacceptable and the applicant has failed to demonstrate there is no prospect of the site being used for employment purposes through a comprehensive up to date marketing campaign. The proposal is therefore contrary to Policy CS10 of the Core Strategy and Development Management Policies Document (2009) and Policy E1 of the Site Allocation Document (2011).
- The proposal is considered to result in a harmful visual impact on the character and appearance of the surrounding area given the design and scale of the building which would appear unduly prominent within the street scene and would dominate the corner at the junction with Fen End and Astwick Road. The proposal is therefore considered to be contrary to Policy DM3 of the Core Strategy and Development Management Policies Document (2009)
- The applicant has failed to demonstrate that the proposal would not result in significant impact from noise from the adjacent industrial units which would result in unacceptable impact on the amenity of future occupants of the properties. The proposal is therefore considered to be contrary to Policy

DM3 of the Core Strategy and Development Management Policies Document (2009)

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

The Council acted pro-actively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. The applicant was invited to withdraw the application to seek pre-application advice prior to any re-submission but did not agree to this. 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) Order 2015.

[Notes:

- 1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
- In advance of consideration of the application the Committee were advised of additional consultation/publicity responses, additional comments and additional/amended conditions as detailed in the Late Sheet appended to these minutes as follows:
 - a. Comments were received from Waste Services relating to Bin storage and collection.
 - b. SuDs had responded to the revised information for surface water drainage
 - c. Comments from the Highway Officer on the revised plans
 - d. Letter from DLP dated 14 September 2015 refusal reason 4 is removed.]