

Item No. 16

APPLICATION NUMBER	CB/15/03143/OUT
LOCATION	Brook Side, Watling Street, Hockliffe, Leighton Buzzard, LU7 9NF
PROPOSAL	Outline application for the construction of 5 detached houses with access road.
PARISH	Hockliffe
WARD	Heath & Reach
WARD COUNCILLORS	Cllr Versallion
CASE OFFICER	Abel Bunu
DATE REGISTERED	20 August 2015
EXPIRY DATE	15 October 2015
APPLICANT	Glenside Landscape & Construction
AGENT	Project Design Studio Ltd
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Mark Versallion for the reason that the site is a brownfield site and such the proposed development could be approved.
RECOMMENDED DECISION	Outline Application - Recommended for Refusal

That the Development Infrastructure Group Manager be delegated authority to approve this application subject to the completion of a S106 agreement with a contribution for affordable housing off site to the immediate area in consultation with the Chairman, Vice-Chairman and Executive Member for Regeneration.

Following the Members resolution to approve the application, further consultation with specialist officers is being carried out to finalise the conditions for the decision notice. Members will be advised of the final conditions once the consultation responses have been collated.

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

Planning permission has been recommended for refusal for this proposal for the clear reasons set out in this decision notice. 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 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.

2. In advance of consideration of the application the Committee were advised of additional consultation/publicity responses as detailed in the Late Sheet from the following:
 - a. Hockliffe Parish Council objected for the detailed reasons
 - b. Internal Drainage Board regarding discharge of storm water
 - c. South View (additional comments) concerned at threat to sell off land if permission not granted for housing.]