

Item No. 09

APPLICATION NUMBER	CB/15/03228/OUT
LOCATION	Chalkcroft Nursery, The Ridgeway, Moggerhanger, Bedford, MK44 3PH
PROPOSAL	Outline Application: change of use from nursery to residential and the demolition of the existing nursery buildings and the construction of 9 dwellings, car parking and associated works.
PARISH	Moggerhanger
WARD	Northill
WARD COUNCILLORS	Cllr Mr Firth
CASE OFFICER	Samantha Boyd
DATE REGISTERED	27 August 2015
EXPIRY DATE	22 October 2015
APPLICANT	Mrs E Aldridge
AGENT	Clarke & Whalen Architects Ltd.
REASON FOR COMMITTEE TO DETERMINE	Cllr Call-in - Cllr Firth. Will provide all weather footpaths that connect to the west of Blunham Road and the footpath running past The Ridgeway Business Park to the River Ivel. The footpath will also provide a direct safe route to any villagers working at The Ridgeway Business Park and DS Smith.
RECOMMENDED DECISION	Outline Application - Refusal recommended

Recommendation:

That Planning Permission be refused for the following reasons:

RECOMMENDED CONDITIONS / REASONS

- 1 The proposal for residential development located in the open countryside and in a remote location is considered to be unsustainable development and therefore contrary to the aims and objectives of the National Planning Policy Framework which seeks to achieve sustainable development and avoid isolated homes in the countryside. Given the remote location of the site the proposal would also result in harm to the character and appearance of the rural area by introducing a cluster of new dwellings in an area which is rural in nature. The proposal is therefore contrary to Policy DM3 of the Core Strategy and Development Management Policies Document (2009).

Notes to Applicant

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

Refusal of planning permission is recommended. 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.
2. In advance of consideration of the application the Committee were advised of additional consultation / publicity responses, as detailed in the Late Sheet appended to these minutes, from the following:
 - a. Secretary of Moggerhanger Village Hall supporting the application
 - b. 98 Station Road
 - c. Rights of Way Officer had no objections
 - d. Letter from Agent Clarke and Whalen was circulated to members also
 - e. Officers responses to the comments above.]