

Item No. 9

APPLICATION NUMBER	CB/15/03767/FULL
LOCATION	Westbury, Deepdale, Potton, Sandy, SG19 2NH
PROPOSAL	Erection of a detached dwelling and detached garage on land that currently forms part of the existing curtilage of Westbury.
PARISH	Potton
WARD	Potton
WARD COUNCILLORS	Cllrs Mrs Gurney & Zerny
CASE OFFICER	Samantha Boyd
DATE REGISTERED	05 October 2015
EXPIRY DATE	30 November 2015
APPLICANT	Mrs Crossman
AGENT	Ian Blaney Architects
REASON FOR COMMITTEE TO DETERMINE	Cllr Call in - Cllr Adam Zerny The applicant considers it a contemporary design, which they feel is a subjective matter and they would like the opportunity to address the Committee to ask them to support their proposals. They would also like the Committee to have the opportunity to visit the site.
RECOMMENDED DECISION	Full Application - Refusal recommended

Recommendation

That Planning Permission be REFUSED for the following reasons:

RECOMMENDED CONDITIONS / REASONS

- 1 The proposal is for one new dwelling on land within the open countryside and in an unsustainable location remote from any settlement, where development plan policy and the NPPF seeks to strictly control new development in order to protect the countryside and achieve a sustainable form of development. No material reasons have been put forward to outweigh the non compliance of the proposal with the development plan and government guidance. As such the proposal is contrary to Policy DM3 and DM4 of the Core Strategy and Development Management Policies Document (adopted 2009) and the National Planning Policy Framework (2012).
- 2 The proposed development if permitted would result in an intensification of use of a substandard access which makes no provision for adequate driver/driver intervisibility to the east, the critical side with oncoming traffic, and will lead to conditions of danger and inconvenience to users of the highway and the property. The proposal is therefore unacceptable and 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

Planning permission is recommended for refusal. 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.

[Note: In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.]