

Item No. 11

APPLICATION NUMBER CB/15/03296/OUT
LOCATION High Gables Farm, Clophill Road, Maulden
PROPOSAL Outline Planning application for permission for single storey residential dwelling for retirement purposes on site of former agricultural building.
PARISH Maulden
WARD Ampthill
WARD COUNCILLORS Cllrs Duckett, Blair & Downing
CASE OFFICER Stuart Robinson
DATE REGISTERED 24 September 2015
EXPIRY DATE 19 November 2015
APPLICANT Mr S & Mrs R Lowe
AGENT Davies & Co
REASON FOR COMMITTEE TO DETERMINE At the request of the Chair of the Committee and Senior Officers

RECOMMENDED DECISION Outline Application - Refused

Recommendation:

That the Development Infrastructure Group Manager be authorised to REFUSE Planning Permission subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The proposed development, by reason of its location outside any Settlement Envelope, would constitute inappropriate development within the countryside and would be out of character with the pattern of residential development in the locality. As such, the proposed development would be contrary to Policies CS14, DM3 and DM4 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and the National Planning Policy Framework.

INFORMATIVE NOTES TO APPLICANT

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 but fundamental objections could not be overcome. The applicant was invited to withdraw the application 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 and additional comments as detailed in the Late Sheet appended to these minutes from the following:
 - a. The CBC Planning Policy consultation response had been duplicated and should read as detailed in the Late Sheet.
 - b. The text within 'The Application' section with the wording detailed in the Late Sheet.]