

Item No. 13

APPLICATION NUMBER	CB/15/04547/FULL
LOCATION	Fourwinds Farm, Leighton Road, Stanbridge, Leighton Buzzard, LU7 9HW
PROPOSAL	Erection of agricultural building to replace buildings destroyed by fire and provision of hardstanding and fencing (Retrospective) (Resubmission of CB/15/02271)
PARISH	Stanbridge
WARD	Heath & Reach
WARD COUNCILLORS	Cllr Versallion
CASE OFFICER	Debbie Willcox
DATE REGISTERED	23 November 2015
EXPIRY DATE	18 January 2016
APPLICANT	Mr G McDaid
AGENT	Wilbraham Associates Ltd
REASON FOR COMMITTEE TO DETERMINE	Called-in by Councillor Versallion on the following grounds: <ul style="list-style-type: none">• Loss of amenity• Impact on landscape
RECOMMENDED DECISION	Full Application - Recommended for Approval

Recommendation:

That Planning Permission be REFUSED subject to the following:

The site lies within the South Bedfordshire Green Belt where permission will not be granted except in very special circumstances for development for purposes other than agriculture and forestry, mineral working, small scale facilities for outdoor sport and outdoor recreation or other uses appropriate to a rural area which preserve the openness of the Green Belt. In this case, although the proposal is for agricultural development, insufficient information has been provided to clarify the proposed agricultural business and to thereby demonstrate the development is reasonably necessary for the purposes of agriculture on a holding of this size. The hardstanding also constitutes intentional unauthorised development within the Green Belt. As such, the proposed building and the retention of the hardstanding would be harmful to the Green Belt by reason of inappropriateness and harm to openness. Very special circumstances have not been established in this case and thus the proposal is contrary to Section 9 of the National Planning Policy Framework and the Written Ministerial Statement of 31 August 2015.

NOTES

- (1) In advance of the consideration of the application the Committee were advised of additional consultation responses and comments as set out in the Late Sheet appended to these minutes.
- (2) In advance of the consideration of the application the Committee received representations made under the Public participation Scheme.
- (3) The Committee noted that they were unable to gain access to the site and were unable to satisfactorily undertake a site inspection.