

Item No. 11

APPLICATION NUMBER	CB/15/04299/OUT
LOCATION	West Orchard, Fairfield Park, Stotfold, Hitchin,
PROPOSAL	Outline: 2 No. Dormer Bungalows on the area of vacant land in the northern part, to the south of West Drive at Hardy Way; of the former orchard to the west of Fairfield Hall
PARISH	Fairfield
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Dixon, Saunders & Saunders
CASE OFFICER	Nicola Stevens
DATE REGISTERED	12 November 2015
EXPIRY DATE	07 January 2016
APPLICANT	P.J.Livesey Holdings Ltd
AGENT	P.J.Livesey Holdings Ltd
REASON FOR COMMITTEE TO DETERMINE	Called in by Councillor Dixon <ul style="list-style-type: none">• dormer bungalows not in keeping with the design guidance on Fairfield• both dwellings will have a detrimental impact on the adjacent trees which have TPOs• neither property is in accordance with the Fairfield Masterplan
RECOMMENDED DECISION	Outline Application - Approval

Delegated Decision – See Minute No. DM/15/171

That the Development Infrastructure Group Manager be delegated authority to refuse for the following reasons:

1. The proposed development would result in residential development on an open landscaped area with protected trees. The development, by reason of its siting and scale, would materially harm the character of the area by virtue of creating an overly domestic character to the site to its detriment. As a result the proposal would be contrary to the policies of the National Planning Policy Framework and to policies DM3, CS14 and CS18 of the Core Strategy and Development Management Policies 2009.
2. The proposed development is partly located within a County Wildlife Site. The development would result in a proposal that fails to support the management and protection of the County Wildlife site, therefore fragmenting and prejudicing the biodiversity network of the designation to its detriment. As a result the proposal would be contrary to the policies of the National Planning Policy Framework and to policies CS14, CS18, DM3 and DM15 of the Core Strategy and Development Management Policies 2009.
3. The proposed development of the site to provide two dwellings would, by reason of its siting and scale, result in an overly domestic character to an existing open landscape area which would be detrimental to the visual amenity of neighbouring residents. As a result the proposal would be contrary to the

policies of the National Planning Policy Framework and to policies CS14 and DM3 of the Core Strategy and Development Management Policies 2009.

4. The proposed development has failed to consider the local aspirations of the local community and proposes development on an area intended to be classified as open space as part of the forthcoming neighbourhood plan for Fairfield. The proposal is therefore contrary to the advice within the National Planning Policy Framework.

[Notes:

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