

## **Item No. 6**

<b>APPLICATION NUMBER</b>	<b>CB/16/00637/FULL</b>
<b>LOCATION</b>	<b>165A Castle Hill Road, Totternhoe, Dunstable, LU6 1QQ</b>
<b>PROPOSAL</b>	<b>Demolition of buildings and redevelopment for 20 dwellings, an estate road, open space and associated works.</b>
<b>PARISH</b>	<b>Totternhoe</b>
<b>WARD</b>	<b>Eaton Bray</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Janes</b>
<b>CASE OFFICER</b>	<b>Nicola Darcy</b>
<b>DATE REGISTERED</b>	<b>09 March 2016</b>
<b>EXPIRY DATE</b>	<b>08 June 2016</b>
<b>APPLICANT</b>	<b>Taylor French Developments Ltd</b>
<b>AGENT</b>	<b>Wilbraham Associates Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called in by Cllr Ken Janes - Public interest with the support of the Parish Council.</b>

<b>RECOMMENDED DECISION</b>	<b>Full Application - Recommended for Refusal</b>
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### **Recommendation**

That Planning Permission be REFUSED for the following reasons:

### **RECOMMENDED REASONS**

- 1 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 those uses listed in paragraphs 89 & 90 of the National Planning Policy Framework (NPPF). The proposal would spread built development across the whole site, including an undeveloped and open area of the site and as such would have a greater impact on the openness of the Green Belt and would be more intrusive in the landscape than the existing buildings, therefore the proposal would be inappropriate within the meaning of the NPPF. The very special circumstances put forward do not outweigh the harm to the Green Belt. The harm would comprise harm by reason of inappropriateness, harm by reason of impact on openness, harm to the character and appearance of the area and encroachment into open countryside. The proposal is therefore contrary to Section 9 to the National Planning Policy Framework (NPPF).
- 2 The limited facilities within Totternhoe are likely to result in additional journeys by private car to other locations to access health, retail and leisure opportunities. The proposal is not considered to be sustainable development and therefore is contrary to the National Planning Policy Framework and Policy SD1 of the South Bedfordshire Local Plan Review.

- 3 Insufficient information has been provided to enable a proper assessment of the proposal in terms of landscape and visual impact. The site extends to open countryside and the proposal would introduce a new urban edge into the landscape, detrimental to the rural landscape of the locality. The proposed landscaping is inadequate to ensure integration or appropriate wildlife habitat. At present the proposal conflicts with the National Planning Policy Framework (NPPF) and policy BE8 of the South Bedfordshire Local Plan Review.
- 4 The proposed development would have inadequate garden sizes and would result in a cramped form of development which would be incongruous and out of character with the existing uniform grain of development and with adjoining dwellings in the locality, exacerbated by the close proximity of the proposed development against the eastern boundary hedgerow which would result in the likely loss of the hedgerow which provides significant greening and visual screening of the site. The visual impact of the proposed development would also be exacerbated by the gradient of the land and thereby would be harmful to the visual amenities of the countryside and to the character of the area. The proposal therefore fails to conform with policy BE8 of the South Bedfordshire Local Plan Review, the Central Bedfordshire Design Guide and Section 7 of the National Planning Policy Framework (NPPF).

#### **INFORMATIVE NOTES TO APPLICANT**

1. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website [www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk).

#### **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 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 the consideration of the application the Committee received representations made under the Public Participation Scheme.
- (2) In advance of the consideration of the application the Committee were advised of additional consultation received from an adjacent occupier and The Agent.