

## **Item No. 9**

<b>APPLICATION NUMBER</b>	<b>CB/15/04872/OUT</b>
<b>LOCATION</b>	<b>Land rear of 43 to 91 Silver Birch Avenue South of Alder Green and Aspen Gardens, Aspen Gardens, Stotfold</b>
<b>PROPOSAL</b>	<b>Outline application for the development of up to 100 houses with all matters reserved except for access.</b>
<b>PARISH</b>	<b>Stotfold</b>
<b>WARD</b>	<b>Stotfold &amp; Langford</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Dixon, Saunders &amp; Saunders</b>
<b>CASE OFFICER</b>	<b>Nikolas Smith</b>
<b>DATE REGISTERED</b>	<b>21 December 2015</b>
<b>EXPIRY DATE</b>	<b>21 March 2016</b>
<b>APPLICANT</b>	<b>Taylor Wimpey Strategic Land</b>
<b>AGENT</b>	<b>DLP Planning Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>This is a major application to which the Town Council has objected</b>
<b>RECOMMENDED DECISION</b>	<b>Outline Application - approval</b>

### **Recommendation:**

That Planning Permission is approved subject to the successful completion of a legal agreement reflecting the terms set out above and the following conditions:

That the application be refused for the following reasons:

1. The development by reason of its location would represent the encroachment of built development into the countryside, thereby causing harm to the character and appearance of the site as a result of urbanisation of the open countryside, would cause harm to the wider landscape, and result in the loss of Best and Most Versatile Agricultural Land, contrary to Policies CS14, CS16, DM3, DM4 and DM14 of the Central Bedfordshire Core Strategy and Development Management Policies (2009), the Central Bedfordshire Design Guide (2014) and the National Planning Policy Framework (2012). Together, these adverse impacts would significantly and demonstrably outweigh the benefits of the development.

### **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 the County Archaeologist.