

## **Item No. 09**

<b>APPLICATION NUMBER</b>	<b>CB/16/02172/FULL</b>
<b>LOCATION</b>	<b>Lynmore House, Sharpenhoe Road, Sharpenhoe, Bedford, MK45 4SU</b>
<b>PROPOSAL</b>	<b>Formation of in-out drive with hardstand and landscaping in front of Lynmore House, including diversion of existing public footpath.</b>
<b>PARISH</b>	<b>Streatley</b>
<b>WARD</b>	<b>Toddington</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Costin &amp; Nicols</b>
<b>CASE OFFICER</b>	<b>Sarah Fortune</b>
<b>DATE REGISTERED</b>	<b>23 May 2016</b>
<b>EXPIRY DATE</b>	<b>18 July 2016</b>
<b>APPLICANT</b>	<b>Mr Dawkins</b>
<b>AGENT</b>	<b>Michael Hardiman &amp; Associates LLP</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called in by Councillor Tom Nicols on grounds of public concerns raised over the loss of an area that has been used for general public purposes as an 'amenity area of grass' for many years.</b>
<b>RECOMMENDED DECISION</b>	

### **Recommendation:**

That Planning Permission be refused as follows

The application site lies on a prominent corner location within the Green Belt, the Chilterns Area of Outstanding Natural Beauty and Area of Great Landscape Value, as designated in the South Bedfordshire Local Plan Review. The proposed development would by virtue of the provision and retention of hardstanding areas and associated parking result in the urbanisation of the site and thereby have a harmful effect on the visual amenities and character of the locality, contrary to Policies BE8 and NE3 of the South Bedfordshire Local Plan Review and Sections 7, 9 and 11 of the National Planning Policy Framework.

### **NOTES**

- (1) In Advance of the consideration of the application the Committee were advised that the Archaeology Officer had no comments to make. The Committee were advised that Land Registry had confirmed that the land to the front of the property is unregistered. In addition an amendment was made to Condition 3.
- (2) In advance of the consideration of the application the Committee received representations made under the public participation scheme.