

Item No. 8

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| APPLICATION NUMBER | CB/17/1156/OUT |
| LOCATION | Land East of No. 13 Clophill Road, Maulden, MK45 2AQ |
| PROPOSAL | Outline: Residential development including other associated works |
| PARISH | Maulden |
| WARD | Amphill |
| WARD COUNCILLORS | Cllrs Duckett, Blair & Downing |
| CASE OFFICER | Matthew Heron |
| DATE REGISTERED | 08 March 2017 |
| EXPIRY DATE | 07 June 2017 |
| APPLICANT | Aldbury Homes |
| AGENT | David Coles Architects |
| REASON FOR COMMITTEE TO DETERMINE | Objection from Maulden Parish Council to a major application |
| RECOMMENDED DECISION | Outline application – Recommended for approval subject to satisfactory completion of legal agreement |

RESOLVED

That the Planning Inspectorate be informed that the Development Management Committee is minded to refuse the Planning Application No. CB/17/01156/OUT for the following reasons:

The site is outside of the Settlement Envelope and is within the open countryside. The development would cause harm to the character and appearance of the area by extending built development into the countryside and would harm the visual amenity of the village. The proposed development does not, therefore, constitute sustainable development given the environmental harm that would result. The development would therefore conflict with the objectives and policies of the National Planning Policy Framework (2012), fails to comply with Policies DM3 and DM4 of the Core Strategy and Development Management Policies 2009 and conflicts with the findings of the Important Countryside Gaps Study 2018.