

Item No. 12

APPLICATION NUMBER	CB/18/00875/FULL
LOCATION	102 Markyate Road, Slip End, Luton, LU1 4BX
PROPOSAL	Proposed New Residential Retirement Care Village with Retirement Living, Assisted Living, High Dependency Care Units, Community Club House, Ancillary Retail Units and Conservatory on a former disused garden nursery and the back garden of 88 Markyate Road. Change of use from unused derelict Land and C3 back garden to C2 Residential Institution.
PARISH	Slip End
WARD	Caddington
WARD COUNCILLORS	Cllrs Collins & Stay
CASE OFFICER	Donna Lavender
DATE REGISTERED	21 March 2018
EXPIRY DATE	20 June 2018
APPLICANT	Black Shu Limited
AGENT	Regents Park Group
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr R Stay, if minded to refuse due to local aspirations and need for elderly accommodation.
RECOMMENDED DECISION	Full Application - Recommended for Refusal

Recommendation:

That Planning Permission be REFUSED subject to the following:

REASONS FOR REFUSAL

- 1 The site lies within the South Bedfordshire Green Belt and would result in harm to the openness of the Green Belt, and would have an adverse impact on the setting of the site and the character of the area, by way of the urbanisation of the area and would result in an erosion of the rural transition between the villages. The proposal is inappropriate development within the Green Belt and would be harmful by reason of inappropriateness and loss of openness and would conflict with the purposes of including land within the Green Belt by way of encroachment of the countryside. Very special circumstances that would outweigh the identified harm have not been established in this case. The proposal is contrary to Section 13 of the National Planning Policy Framework.

- 2 The proposal due to its location, setting on the brow of a hill, its relationship to the existing villages and the scale of the development, would cause significant and demonstrable harm to the character and appearance of the area by extending built development into the countryside and due to the pattern of development in this area it would appear incongruous and out of character with the existing character of the villages and with adjoining dwellings in the locality. As such the proposal would be contrary to policy BE8 of the S.B.L.P.R and section 12 & 15 of the NPPF.
- 3 The proposed development makes inadequate provision for the on-site parking of vehicles and is likely to lead to an increase in on-street parking so resulting in traffic congestion and additional hazards for highway users. The proposal is therefore contrary to Policy T10 of the South Bedfordshire Local Plan Review and sections 9 & 12 of the NPPF.
- 4 In the absence of a completed legal agreement securing financial contributions to offset infrastructure impact, including the provision of affordable housing, the development would have an unmitigated and unacceptable impact on existing local infrastructure. The development would therefore not amount to sustainable development and would be contrary to the objectives of the National Planning Policy Framework.
- 5 The proposal fails to demonstrate how the intensified mix use of the site could be accommodated without detrimental impact on existing residents in terms of noise and disturbance. In addition, the proposal would fail to provide suitable level of accommodation or external amenity to meet the needs of the future occupiers and therefore is contrary to policy BE8 of the S.B.L.P.R., Section 12 of the NPPF and the Central Bedfordshire Design Guide.
- 6 Given its location and relationship to the existing settlement and in the absence of provision for direct and suitable footpath and cycleway connections and the lack of public transport provision, it would be isolated from the services and facilities of the adjacent settlement of Slip End and would thereby result in a heavy dependency on car journeys. As a result the proposal would not amount to sustainable development and would be inappropriate and unacceptable in principle. The proposal therefore fails to conform with the objectives of the National Planning Policy Framework and policy SD1 of the S.B.L.P.R.
- 7 This application does not provide sufficient information on the proposed development site's archaeological potential to be able to assess the impact of the proposal on the significance of heritage assets with archaeological interest. The proposal therefore fails to conform with the objectives of section 16 the National Planning Policy Framework and the Central Bedfordshire Design Guide.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, 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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.