

Item No. 10

APPLICATION NUMBER	CB/17/04959/OUT
LOCATION	Park Farm, Park Road, Westoning, Bedford, MK45 5LA
PROPOSAL	Proposed residential development of up to 73 units comprising of flats and houses, including demolition of up to two no. units on Manor Close. Proposal also includes for a village shop, a village hall and burial ground to be located within the site.
PARISH	Westoning
WARD	Westoning, Flitton & Greenfield
WARD COUNCILLORS	Cllr Jamieson
CASE OFFICER	Peter Vosper
DATE REGISTERED	13 October 2017
EXPIRY DATE	12 January 2018
APPLICANT	European Property Acquisition Ltd
AGENT	David Coles architects ltd
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Requirement to report the non-determination of a 'major' application to Development Management Committee for a resolution.
	Outline Application - Recommended for Refusal

Reason for Recommendation:

This 'major' outline planning application for up to 73 residential units is subject to an appeal against non-determination. The appeal is due to be heard by method of a hearing on 2 April 2019. The application is therefore no longer before Central Bedfordshire Council for determination. However, under paragraph 4.4.53 of Part 3E of the Central Bedfordshire Constitution, the non-determination of a 'major' application needs to be reported to Development Management Committee for a resolution.

That Planning Permission was REFUSED for the following reasons.

RECOMMENDED REASONS

- 1 The proposed development represents inappropriate development within the Green Belt, which is, by definition, harmful to the Green Belt. The proposal would be detrimental to the openness and visual amenity of the Green Belt, and comprises an encroachment into the countryside. No factors or combination of factors clearly outweigh the harm to the Green Belt, and other harm, to comprise very special circumstances. The proposal is therefore

contrary to Section 13 (Protecting Green Belt land) of the National Planning Policy Framework (NPPF), July 2018.

- 2 The proposed development beyond the Settlement Envelope of the village of Westoning would harm the open character of the countryside in this location defined by agricultural land and hedgerows. The proposal is therefore inappropriate and harmful development in the countryside, and contrary to Policy DM4 (Development Within and Beyond Settlement Envelopes) of the Core Strategy and Development Management Policies (CSDMP) - North 2009.
- 3 The Archaeology Desk Based Assessment submitted with the application fails to consider the impact of the proposed development on the setting of the medieval circular moated manor (HER 233), adjacent to the application site, a Scheduled Monument (NHLE 1008759) and designated heritage asset. Furthermore, there is insufficient information on the impact of the proposal on the buried archaeological resource or the surviving earth works within the application site. In the absence of such archaeological evaluation and an updated Desk Based Assessment, the proposal presents harm to heritage assets and their setting, contrary to paragraphs 189, 190 and 193, 194 and 195 in Section 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (NPPF), July 2018.
- 4 Part of the site is in Flood Zone 2 which has a 'medium probability' of flooding and Flood Zone 3 which has a 'high probability' of flooding, as defined on the Environment Agency's flood plain map. However, the application fails to provide a Sequential Test to demonstrate whether there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding, and is therefore contrary to paragraph 158 in Section 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (NPPF), July 2018.