

Item No. 11

APPLICATION NUMBER	CB/18/04183/OUT
LOCATION	Land East of No.13 Clophill Road, Maulden, Bedford, MK45 2AQ
PROPOSAL	Outline: Erection of 14 dwellings including access
PARISH	Maulden
WARD	Amphill
WARD COUNCILLORS	Cllrs Duckett, Blair & Downing
CASE OFFICER	Terence Garner
DATE REGISTERED	12 November 2018
EXPIRY DATE	07 January 2019
APPLICANT	Aldbury Homes
AGENT	DLP Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	Departure to Development Plan. Parish Council Objection to major application.
RECOMMENDED DECISION	Outline Application - Recommended for Approval

The Officer recommendation was to approve the application, however Members of the Development Management Committee resolved to refuse the application in accordance with the reasons for refusal attached to this Decision Notice.

The requirements of the Framework (paragraph 38) have therefore been met in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The Council as the Local Planning Authority hereby gives notice of its decision to **REFUSE PERMISSION** for the development specified above and shown on the submitted plans, for the following reasons:

- 1 The principle of development on this open landscape area of land is considered to be unacceptable and inappropriate and is contrary to adopted policy DM4 of the Central Bedfordshire Core Strategy and Development Management Policies 2009; which seeks to conserve open landscape areas between developments, preventing coalescence of settlements and conserving the separate character and physical identity of the various village ends. This site is open to views from the elevated Greensand landscape to the north, where clear views of the site are gained from the public footpath. The Site is integral to the open countryside which forms the wider setting of Maulden Church. The proposed scheme would remove one of the few remaining important open spaces along Clophill Road by introducing a built form within an open elevated landscape area between settlements. The route into Maulden Village and the retention of occasional pockets of open landscape along Clophill Road are important in terms of the rural nature

of the area, the village, its surrounding character and its historic development.

The scheme of development is also in conflict with Policy DM14 of the Central Bedfordshire Core Strategy and Development Management Policies 2009 which makes particular reference to the need to safeguard highly sensitive landscapes such as the Flit valley and the Greensand Ridge, and is contrary to NPPF 2018: paragraph 170, which requires the planning process to enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside. This scheme would irreparably harm the openness of the area and detract from the landscape character at this sensitive location.

The open character of the wider area of the Greensands landscape, which forms a backdrop to the site, does to a great extent owe some of its landscape quality to sites such as this, the loss of a further open landscape view would have a demonstrably harmful and unacceptable impact on the character of the village and the wider landscape within which it sits.

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.*
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- As this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- As this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.*
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.*
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

* delete where inappropriate