

## **Item No. 7**

<b>APPLICATION NUMBER</b>	<b>CB/18/02373/OUT</b>
<b>LOCATION</b>	<b>Loft Farm and West of Church Street, Langford, Biggleswade, SG18 9QA</b>
<b>PROPOSAL</b>	<b>Outline planning application for up to 95 dwellings and associated public open space, with all matters reserved except for access.</b>
<b>PARISH</b>	<b>Langford</b>
<b>WARD</b>	<b>Stotfold &amp; Langford</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Dixon, Saunders &amp; Saunders</b>
<b>CASE OFFICER</b>	<b>Stuart Robinson</b>
<b>DATE REGISTERED</b>	<b>26 June 2018</b>
<b>EXPIRY DATE</b>	<b>21 August 2018</b>
<b>APPLICANT</b>	<b>Rosconn Strategic Land</b>
<b>AGENT</b>	<b>Strutt and Parker</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Departure from the Development Plan</b>
<b>RECOMMENDED DECISION</b>	<b>Outline Application - Recommended for Approval</b>

### **Recommendation:**

That Planning Permission be refused for the following reasons:

By reason of the access, and the scale of the development, the development would unacceptably harm the amenity of residents within Tithe Farm Close, and specifically No.14 Tithe Farm Close. Therefore the proposed development is contrary to Policies CS14 and DM3 of the adopted Local Plan and the NPPF.