

Item No. 14

APPLICATION NUMBER	CB/16/05438/OUT
LOCATION	Land at Former Readshill Quarry, Back Street, Clophill
PROPOSAL	Outline: Residential development of up to 51 dwellings.
PARISH	Clophill
WARD	Amphill
WARD COUNCILLORS	Cllrs Duckett, Blair & Downing
CASE OFFICER	Annabel Robinson
DATE REGISTERED	05 December 2016
EXPIRY DATE	06 March 2017
APPLICANT	Hamlin Estates
AGENT	DLP Planning Ltd
COMMITTEE TO DETERMINE	Appeal against non-determination for a major development
RECOMMENDED DECISION	Outline application – Recommended for Refusal

Summary of Recommendation:

This 'major' outline planning application for up to 51 residential units is subject to an appeal against non-determination. The appeal is due to be determined by written representations at a date yet to be determined. 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.

This outline application seeks approval for the matter of access, with the remaining matters of appearance, landscaping, layout and scale for consideration at reserved matters application stage. Whilst with additional information the access arrangements could be considered acceptable for the scale of the development, the proposed development represents inappropriate and harmful development within the open countryside and is therefore unacceptable in principle. In considering this application it is material that planning permission has been refused and dismissed at appeal for a similar development.

Recommendation:

Officers are therefore asking Committee, at their discretion, to ratify and agree, the recommendation of refusal. The resolution will therefore form the basis of the grounds the Council will defend the appeal.

RECOMMENDED REASONS

- 1 The site is outside of the Clophill Settlement Envelope and is within the open countryside. The site is a habitat and species rich green infrastructure asset within the Greensands Ridge Nature Improvement Area and lies on the route of the Greensands Ridge Walk. The proposed development would be significantly harmful to the natural environment and the local, rural character of the area and it has not been properly demonstrated how the changes to levels and slopes within the site would provide a safe and high quality environment suitable for residential occupation. As a result, the development would not amount to sustainable development and would be inappropriate and unacceptable in principle. The development is therefore contrary to the objectives of the National Planning Policy Framework (2018) and Policies CS14 (High Quality Development), CS16 (Landscape and Woodland), CS17 (Green Infrastructure), DM3 (High Quality Development), DM4 (Development Within and Beyond Settlement Envelopes) and DM14 (Landscape and Woodland) of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and the Central Bedfordshire Design Guide (March 2014).
- 2 In the absence of a completed legal agreement securing the provision of housing, including affordable housing, in accordance with a Build Rate timetable; highways mitigation; and contributions towards education facilities and services, the development would have an unmitigated and unacceptable impact on existing local infrastructure and would fail to make an acceptable contribution towards the five year supply of deliverable housing land for Central Bedfordshire and the local affordable housing stock. The development would be contrary to the objectives of the National Planning Policy Framework (2012), Policies CS2 (Developer Contributions) and CS7 (Affordable Housing) of the Central Bedfordshire Core Strategy and Development Management Policies (2009).