

<b>APPLICATION NUMBER</b>	<b>CB/19/00045/FULL</b>
<b>LOCATION</b>	<b>140 Biggleswade Road, Upper Caldecote, Biggleswade, SG18 9BJ</b>
<b>PROPOSAL</b>	<b>Application for the erection of 8 bungalows with access, parking, landscaping and all ancillary works.</b>
<b>PARISH</b>	<b>Northill</b>
<b>WARD</b>	<b>Northill</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Mr Firth</b>
<b>CASE OFFICER</b>	<b>James Clements</b>
<b>DATE REGISTERED</b>	<b>17 January 2019</b>
<b>EXPIRY DATE</b>	<b>14 March 2019</b>
<b>APPLICANT</b>	<b>Maple Ridge Homes Ltd</b>
<b>AGENT</b>	<b>Oakwood Design</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Major planning application - Departure from the Development Plan - objections from the Parish Council</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Recommended for Approval</b>

### **NOTICE OF REFUSAL OF PLANNING PERMISSION**

#### **Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35**

The Council did however act pro-actively through early engagement with the applicant at the pre-application stage and through the application process which led to improvements to the scheme and an Officer recommendation to approve the application. 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 as shown on the submitted plans, for the following reasons:

The proposed development constitutes a cramped form of overdevelopment contrary to policy CS14 of the Central Bedfordshire Core Strategy and Development Management Policies (2009), policies HQ1 & H2 of the emerging Central Bedfordshire Local Plan (2015-2035), policies NP1 & NP5 of the draft Northill Neighbourhood Plan and the Central Bedfordshire Design Guide.