

APPLICATION NUMBER	CB/18/01653/OUT
LOCATION	Waterhall Cottage, Wavendon Road, Salford, Milton Keynes, MK17 8AZ
PROPOSAL	Outline planning permission with all matters reserved for the demolition of the existing garage building, the construction of a Workshop building with office and the siting of a storage container. As well as part retrospective change of use of the planning unit to a Mixed use of Dwellinghouse and Vehicle Repair with MOT Testing.
PARISH	Hulcote/Salford
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Cllrs Morris, Matthews & Mrs Clark
OFFICER	CASE Benjamin Tracy
DATE REGISTERED	18 June 2018
EXPIRY DATE	13 August 2018
APPLICANT	Mr James Martin
AGENT	Ms S Wells
REASON FOR COMMITTEE TO DETERMINE	Call-in by Cllr Matthews for the following reasons:
	<ul style="list-style-type: none"> • Contrary to Policy - Contrary to Policies DM3, DM4 and CS1 - B2 use inappropriate; • loss of amenity - adverse effect and loss of privacy to neighbouring dwelling; • highway safety - application would necessarily attract HGVs and tow trucks; access on bend potentially dangerous; and <p>Other - noise from application site detrimental to residential neighbour.</p>

RECOMMENDED

That planning permission be refused for the following reason:

- 1 Whilst in outline form, it is considered that a commercial unit on this application site of the scale indicated, would represent a harmful intrusion into the countryside location and would result in harm to visual amenity. Poor amenity would also be created for neighbouring residents by virtue of the indicated scale and relationship of the proposed commercial use/building with neighbouring residential properties. The development would result in harm to visual amenity, the amenity of neighbours and to the rural character and appearance of the area and does not represent a sustainable form of

development having regard to the environmental objective. The proposal is therefore in conflict with policy DM3 of the North Core Strategy and Development Management Policies and section 12 of the National Planning Policy Framework.