

## Item No. 17

<b>APPLICATION NUMBER</b>	<b>CB/18/02240/OUT</b>
<b>LOCATION</b>	<b>The Limes, 85 High Street, Henlow, SG16 6AB</b>
<b>PROPOSAL</b>	<b>Application for Outline Planning for the</b>
<b>erection of</b>	<b>3 dwellinghouses and associated works, all</b>
	<b>matters reserved except access.</b>
<b>PARISH</b>	<b>Henlow</b>
<b>WARD</b>	<b>Arlesey</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Dalgarno, Shelvey &amp;</b>
<b>Wenham CASE OFFICER</b>	<b>Benjamin Tracy</b>
<b>DATE REGISTERED</b>	<b>07 June 2018</b>
<b>EXPIRY DATE</b>	<b>02 August 2018</b>
<b>APPLICANT</b>	<b>Mrs Wilkinson</b>
<b>AGENT</b>	<b>JK Architecture</b>
<b>REASON FOR</b>	<b>Cllr David Shelvey Call-in on the following</b>
<b>COMMITTEE TO</b>	<b>grounds:</b>
<b>DETERMINE</b>	<b>no amenity left for care home</b>
	<b>over development of the site</b>
	<b>limited parking</b>
	<b>gardens small;</b>
	<b>lack of parking for staff and visitors of Care</b>
	<b>Home not as many spaces as shown on plan</b>
	<b>Request from Parish Council</b>
<b>RECOMMENDED</b>	
<b>DECISION</b>	<b>Outline Application – Recommended for Approval</b>

### **Recommended**

That the application be **REFUSED** for the following reasons:

The provision of an additional three dwellinghouses within the site would form overdevelopment of the site, resulting in a significant loss of private amenity space to the Limes Care Home which would cause harm to the amenity of the occupiers of the Limes Care Home. It is considered that the proposed development would not provide a high standard of amenity for existing and future users of the Limes. The proposal is therefore considered to be contrary to Policy DM3 of the Core Strategy and Development Management Policies (2009) and paragraph 127 of the Revised NPPF which seeks to create places with a high standard of amenity for existing and future users.