

Item No. 5**SCHEDULE A**

APPLICATION NUMBER	MB/09/00251/FULL
LOCATION	LAND TO THE REAR AND SIDE OF 91, HIGH STREET, CLOPHILL
PROPOSAL	FULL: DEMOLITION OF EXISTING GARAGE, STORE, GREENHOUSES, BOILER HOUSE AND OUTHOUSE AND REPLACE WITH NEW DOUBLE GARAGE AND SINGLE DETACHED DWELLING WITH GARAGE.
PARISH	Clophill
CASE OFFICER	Mary Collins
DATE REGISTERED	24 February 2009
EXPIRY DATE	21 April 2009
APPLICANT	Mr & Mrs T J Palmer
REASON FOR COMMITTEE TO DETERMINE	APPLICANT EMPLOYEE OF CENTRAL BEDFORDSHIRE COUNCIL. ALSO AT REQUEST OF CLLR HAWKINS BECAUSE OF NEARNESS TO THE CHURCH WHICH IS GRADE II LISTED AND THE PERCEIVED EFFECT THE DEVELOPMENT WILL HAVE ON THE LOCATION AND ITS AMENITY
RECOMMENDED DECISION	REFUSE

REFUSE Planning Permission for the application set out above for the following reason(s):-

- 1 XD09 The proposal constitutes an inappropriate form of backland development by reason of its size and design and is considered out of keeping with the character and appearance of the area. As such the proposal is contrary to Policy DPS5 of the Adopted Mid Bedfordshire Local Plan First Review 2005.
- 2 U The application site lies partly within the Clophill Conservation Area and the proposal by reason of its size and design would neither preserve nor enhance the character and appearance of this part of the Area; as such the proposal is contrary to PPG15 and Policy CHE11 of the Adopted Mid Bedfordshire Local Plan First Review 2005.
- 3 U The proposal by reason of its size and design would detrimentally harm the setting of the listed St Mary's Church; as such the proposal is contrary to PPG15 Planning and the Historic Environment 1994.

4 U The applicant has failed to submit a Unilateral Undertaking, as such the application fails principles established in PPS1: Delivering Sustainable Development and Council's adopted Guidance: Planning Obligations Strategy, 2008.

[Notes (1) In advance of the consideration of the application the Committee here advised of consultation received as follows:-

Lavender House Great Lane Clophill – Two letters of objection received. Significant impact on privacy and views. Request house is sited further towards the church as this would be less intrusive.

93 High Street Clophill - No objection to principle but concern regarding size, footprint position and new boundary materials. Consideration should be taken principally on what will be seen on approach from Beadlow/Shefford Road once the barn is demolished.

St Mary's Church Parochial Church Council/Clophill Conservation Group – Object to proposed fencing on boundary with the church. A post and rail fence to the eastern side of the beech hedge would be more acceptable.

95 High Street Clophill – further letter received reasserting comments reported in main agenda. Also expresses concern about potential of damage to his boundary wall during works of excavation.

A letter was received from the Applicant clarifying that there is no intention to erect a close boarded fence along the existing boundary with St Mary's Church. He states there is no intention to remove any vegetation in the boundary to the Church, and now proposes no change to the boundary alongside the front plot, and post and rail fencing of between 1.2 and 1.8m height to the boundary of the new property with the church.

(2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]