

Item No. 6**SCHEDULE B**

APPLICATION NUMBER	MB/08/02409/FULL
LOCATION	BARN AT 19A, HIGH STREET, PULLOXHILL
PROPOSAL	FULL: CHANGE OF USE TO RESIDENTIAL AND ALTERATIONS TO CHANGE ROOF FORM
PARISH	Pulloxhill
CASE OFFICER	Duncan Jordan
DATE REGISTERED	19 January 2009
EXPIRY DATE	16 March 2009
APPLICANT	Mr Sherry
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	CLLR ELLIS REQUEST - AFFECT ON CONSERVATION AREA AND AMENITY CONCERNS S106 PENDING

Delegated application – see Minute No. DM/08/7

that the Director of Sustainable Communities be delegated to refuse the application for the following reason:-

The proposed development would, by reason of the increase in height of the building and retention of cladding, be overbearing to neighbouring properties and have an unacceptable form. It fails to properly address the opportunity to improve the appearance of the building and the way in which it relates to the character and quality of the conservation area. The proposal thus fails to properly address policies DPS6 and CHE11 of the Mid Bedfordshire Local Plan First Review 2005 and the advice in PPG15 Planning and the Historic Environment.

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

Letter received from agent; draws members' attention to the Inspector's findings on the previous appeal, 07/01746

An acceptable 106 obligation is still awaited from the agent.

The neighbour at 23 High Street has expressed concern over potential new boundary treatments as a result of the subdivision of the garden to 19 High Street. The height and material are presently unspecified and so an additional condition is recommended to control this.

TL28 Boundary treatments – “before the building is occupied”.

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