

Item No. 8**SCHEDULE A**

APPLICATION NUMBER SB/TP/09/0008
LOCATION THE PADDOCKS, SPRINGFIELD ROAD, EATON BRAY, DUNSTABLE, LU6 2JT
PROPOSAL ERECTION OF SINGLE STOREY SIDE EXTENSION TO CARE HOME
PARISH EATON BRAY
WARD & Eaton Bray
COUNCILLORS Cllr K Janes
CASE OFFICER Mr C Murdoch
DATE REGISTERED 18 February 2009
EXPIRY DATE 15 April 2009
APPLICANT Mr K Janes
AGENT C A Emmer
REASON FOR COMMITTEE TO DETERMINE APPLICANT IS A MEMBER OF THE COUNCIL

RECOMMENDED DECISION REFUSAL OF PLANNING PERMISSION

REFUSE Planning Permission for the application described above for the following reasons:

1. The site lies within the South Bedfordshire Green Belt where permission will not be granted except in very special circumstances for development for purposes other than agriculture and forestry, mineral working, essential small scale facilities for outdoor sport and outdoor recreation or other uses appropriate to a rural area which preserve the openness of the Green Belt. No very special circumstances have been established in this case sufficient to outweigh the harm to the Green Belt by reason of inappropriateness and the harm to the openness of the Green Belt. Accordingly, the proposed development is contrary to national guidance in Planning Policy Guidance Note 2 'Green Belts' and Policy SS7 of the East of England Plan.
2. Planning Policy Statement 1 'Delivering Sustainable Development' and Planning Policy Statement 7 'Sustainable Development in Rural Areas' seek to promote more sustainable patterns of development by focusing most development in, or next to, urban areas and by strictly controlling new building development in the open countryside away from settlements. The proposed extension at a site inadequately served by facilities and services, including public transport, would fail to contribute towards a sustainable pattern of development. Accordingly, the proposal conflicts with national guidance in PPS1 and PPS7, with Policies SS1 and SS2 of the East of England Plan and with the Development Strategy set out in Policy SD1 of the South Bedfordshire Local Plan Review.

3. The proposed extension would, by virtue of its size, bulk, siting and appearance, be out of keeping with the existing residential care home and other properties in the locality and would thereby be harmful to the established character of this rural location. Accordingly, the proposal is contrary to national guidance in Planning Policy Statement 1 'Delivering Sustainable Development' and Planning Policy Statement 'Sustainable Development in Rural Areas', to Policy ENV7 of the East of England Plan and to Policy BE8 of the South Bedfordshire Local Plan Review.

[Notes: (1) In advance of consideration of the Application the Committee was advised of additional consultation/publicity responses as follows:

Eaton Bray Parish Council – restated previous grounds of objection.

Cowslips, Manton Road, Wellhead – restated previous grounds of objection.

Highways Officer – no objection.

- (2) In advance of consideration of the Application the Committee was advised of additional officer comments as follows:

The objectors' allegations of breaches of planning control in respect of business operations at the site other than the residential care home use had been investigated and found to be without substance. Both the tyre business and the scaffolding business were no longer at The Paddocks.

The Appeal Decision for Application Reference SB/TP/2002/0228 was reproduced as an appendix to the Late Sheet.

- (3) In advance of consideration of the Application the Committee received a representation made under the Public Participation Scheme.]