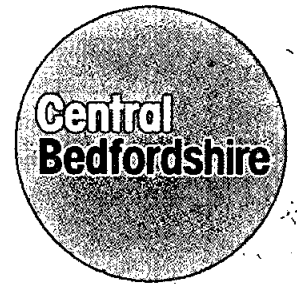


Development Management

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Your Ref
Date 11 November 2016

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England)
Order 2015

NOTICE OF REFUSAL OF PLANNING PERMISSION

Application Number: CB/16/02901/FULL
Application Site: Land at Hillfoot Road, Shillington
Proposed Development: Erection of 41 dwellings with associated access, garaging, landscaping and ancillary works. Alterations to existing parking provision on Hillfoot Road to create 35 car parking spaces.
Submitted Plan Numbers (to which this decision relates): Drawing Numbers 17594/1000, 17594/1002A, 17594/1004, 17594/1005A, 17594/1006A, 17594/1007A, 17594/1008, 17594/1009A, WHK202223-10, 17594/100, 17594/101, 17594/102, 17594/103, 17594/104, 17594/105, 17594/106, 17594/107, 17594/108, 17594/109, 17594/110, 17594/111, 17594/112, 17594/113, 17594/114, 17594/115, 17594/116, 17594/117, 17594/118, 17594/119, 17594/120, 17594/121, 17594/122, 17594/123, 17594/124, 17594/125, 17594/126, 17594/127, 17594/128, 17594/129, 17594/130, 17594/131, 17594/132, 17594/133, 17594/134 and 17594/135.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

The Council has acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The Council as the Local Planning Authority hereby gives notice of its decision to **REFUSE PERMISSION** for the development specified above and as shown on the submitted plans, for the following reasons:

- 1 The site is outside of the Shillington Settlement Envelope, is within the conservation area and is within the open countryside. The proposed development would, by virtue of its open countryside location and its relationship with the existing settlement, result in the loss of an area of valued open space and the introduction of built form would have a harmful impact on character of the area and local amenity and would fail to either preserve or enhance the character and appearance of the Conservation Area at this edge of settlement location. The adverse impacts of the scheme would significantly and demonstrably outweigh the benefits and the proposal would not amount to sustainable development. The development is therefore contrary to the objectives of the National Planning Policy Framework (2012) and policies CS2 (Developer Contributions), CS14 (High Quality Development), CS15 (Heritage), CS16 (Landscape and Woodland), DM3 (High Quality Development), DM4 (Development Within and Beyond Settlement Envelope, DM13 (Heritage in Development) and DM14 (Landscape and Woodland) of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

Andrew Davie

Andrew Davie
Development Infrastructure Group Manager

Date of Issue: 11 November 2016

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.*
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- As this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- As this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.*
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.*
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

* delete where inappropriate