



BEDFORD BOROUGH COUNCIL

Borough Charter granted in 1166



Chief Executive: P. J. Simpkins

Biddenham Parish Council C/o Cllr Graham Bates
19 Elger Close
Biddenham
Bedford
Bedfordshire
MK40 4AU

Town and Country Planning Act 1990 – Section 78
Dear Sir/Madam

Date : 6 September 2018

APPEAL BY: Mrs M Jones
PROPOSAL : Demolition of existing dwelling and erection of 8 new dwellings
PLANNING NO: 17/03101/FUL Full Planning
INSPECTORATE NO: APP/K0235/W/18/3202507
LOCATION : Biddenham House 2 Gold Lane Biddenham Bedford Bedfordshire MK40 4AJ

I am required to notify you that an appeal has been made to the Secretary of State in respect of the above site, under Section 78 of the Town and Country Planning Act of 1990.

The appeal follows the refusal of planning permission by this Council. The Council's reasons for refusing the application are attached for your information.

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site inspection by an Inspector.

Comments must not be sent to BEDFORD BOROUGH COUNCIL.

Please send 3 copies to the Inspectorate by 10.10.2018 quoting ref APP/K0235/W/18/3202507 at www.gov.uk/appeal-planning-inspectorate or in writing to: **The Planning Inspectorate c/o , Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN**. Using these contact details you can also withdraw or modify your comments made on the original application for planning permission which will have been forwarded to the Inspectorate and along with any subsequent comments on the Appeal, will be copied to the Appellant and taken into account by the Inspector deciding the appeal. Any representations received after the deadline will be returned.

1. Online you can view the Appellant's Grounds of Appeal and Appeal form as follows:

Further documentation will be added during the Appeal. For operational reasons the Statements for Hearings and Proofs of evidence (for Public Inquiries) are not online until the end of the Appeal.

- GO TO www.bedford.gov.uk/searchplans click on the link TO VIEW AND COMMENT ON APPLICATIONS
- To view the Appeal Application: Click on **APPEALS** above the heading **Reference Numbers**
- Type **18/00030/REF** in the **appeal reference box** and Click on **SEARCH**.
- TO VIEW DOCUMENTS click on DOCUMENTS followed by VIEW ASSOCIATED DOCUMENTS
- To view the Planning Application: Click on the Related Cases Tab and select the application 17/03101/FUL
- For our approach to personal data and how you can view comments on planning applications, please go to www.bedford.gov.uk/searchplans. In the HOW TO GUIDES section please select, How To Guide no 5.
- To view the decision notice or the Guide to 'Taking Part in Planning Appeals' please go to the Planning Inspectorate website <https://www.gov.uk/appeal-planning-inspectorate>
- For queries with the Website or to receive a large print version of this letter please contact 01234 718068 or planning@bedford.gov.uk.
- Go to www.bedford.gov.uk/planningappeals for links and guidance on appeals

Yours faithfully

Planning Services

Planning, 4th Floor, Borough Hall,
Caldwell Street, Bedford MK42 9AP

Telephone (01234) 718068 Fax (01234) 718084

REASONS

- 1 The proposed development will impact on designated urban open space to the detriment of the character and appearance of the local area. It is therefore contrary to policy AD43 of the Allocations and Designations Plan 2013.
- 2 The proposal will result in the total loss of a non-designated heritage asset which makes a positive contribution to Biddenham Conservation Area. The proposed development also fails to maintain, preserve or enhance the character or appearance of the conservation area, setting of the listed buildings or the Area of Archaeological Interest. It is therefore contrary to policies BE9, BE11, BE13, BE21 and BE24 of the Bedford Local Plan 2002 and policies CP21 and CP23 of the Core Strategy and Rural Issues Plan 2008.
- 3 The proposed development would, by virtue of its substandard design and layout give rise to a form of development which is contrary to saved policy BE30 iv), v) and vi) of the Bedford Borough Local Plan 2002 and advice within Manual for Streets.
- 4 The applicant has not included adequate provision for a satisfactory turning space within the site. The resultant reversing of vehicles onto or off the highway would lead to danger and inconvenience to users of the highway. The development is therefore contrary to saved policy BE30 iv) and vi) of the Bedford Borough Local Plan 2002.
- 5 The scale, design and layout of the proposed development is considered to be out of character with the local area and if permitted would be detrimental to the visual amenity of the area. It is therefore considered to be contrary to policies BE29, BE30 (i, ii, x), BE35, BE37 (i) and H38 (ii, iii, vi) of the Bedford Local Plan 2002 and policy CP21 of the Core Strategy and Rural Issues Plan 2008.

IMPORTANT PLEASE NOTE THE FOLLOWING ADVICE:-

In dealing with this application, the local planning authority, where possible, has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application. The issues that were the focus of that process are set out below. Where it has not been possible, within the set time for dealing with the application, to achieve a positive outcome, the reasons for refusal or conditions imposed on any permission have been fully explained in this Notice.

Issues raised:

1. The development is considered to be wholly unacceptable and therefore it is recommended that a pre-application enquiry is submitted prior to the submission of any further planning applications.