

**Item No. 12****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/09/06583/CA</b>
<b>LOCATION</b>	<b>Clubhouse, Rectory Road, Steppingley, Bedford, MK45 5AT</b>
<b>PROPOSAL</b>	<b>Conservation Area Consent: Demolition of existing Cricket Pavilion.</b>
<b>PARISH</b>	<b>Steppingley</b>
<b>WARD</b>	<b>Flitwick West</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Gale &amp; Cllr Male</b>
<b>CASE OFFICER</b>	<b>Hannah Pattinson</b>
<b>DATE REGISTERED</b>	<b>02 December 2009</b>
<b>EXPIRY DATE</b>	<b>27 January 2010</b>
<b>APPLICANT</b>	<b>Steppingley Parish Council</b>
<b>AGENT</b>	
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>Agent is relative of Councillor  Conservation Area - Granted</b>

**Site Location:**

The application site is at Rectory Road, Steppingley and is also known as the Steppingley Club House & Association Playing Fields. The existing pavilion is a brick built building of poor construction and design.

The pavilion is located at the western side of the playing fields to the northern end of the rear gardens of the adjacent houses along Rectory Road.

**The Application:**

The pavilion is located within the Conservation Area for Steppingley and as such Conservation Area consent is sought for demolition. Planning permission has been sought separately for a new replacement pavilion.

**RELEVANT POLICIES:****National Policies (PPG & PPS)**

PPS 1 Delivering Sustainable Development  
PPS 2 Green Belts  
PPG 17 Sport & Recreation

Regional Spatial Strategy

East of England Plan (May 2008)

Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

**Core Strategy & Development Management Policies (November 2009)**

There are no relevant policies

## **Planning History**

There is no relevant planning history

## **Representations: (Parish & Neighbours)**

Steppingley Parish Council                      No comments received

Neighbours    No comments received

## **Consultations/Publicity responses**

Tree & Landscape                      No objections. The Lime tree nearby needs tree protection measures, as does the Holly hedge to the rear. Conditions required as follows:-  
1 Protective fencing for the Lime tree and Hedge.  
2.No storage of plant/materials within the protected area.  
3.No washing of plant/equipment so as to allow run off to contaminate the root area of the tree/hedge

## **Determining Issues**

The main considerations of the application are;

1.            Impact upon the Conservation Area

## **Considerations**

### **1.    Impact upon the Conservation Area**

It is proposed to demolish and replace the existing pavilion. The existing pavilion is a single storey building constructed of brick under an asbestos roof.

The building is not considered to be in character with the other properties on Rectory Road, Steppingley.

The main consideration is whether the building preserves or enhances the Conservation Area. If it is considered that the building does not preserve or enhance the Conservation Area then Conservation Area Consent would normally be forthcoming. The demolition of this building will in this instance also provide the opportunity for a replacement pavilion to be provided (planning application ref: CB/09/06581/FULL).

In this particular situation the pavilion proposed to be demolished is not considered to be either in a sound condition and neither does it merit any aesthetic or historic features. It is acknowledged though that due to its location it does play a role in the streetscene along Rectory Road although due to its poor construction its current value in the Conservation Area is considered to be low.

As such the principle of the demolition of the pavilion is supported subject to the clearance of the site and the removal of all detritus.

### Reasons for Granting

It is not considered that the demolition of the pavilion would have a detrimental impact upon the Conservation Area.

### Recommendation

That Conservation Area Consent be granted subject to the following:

- 1 The works hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to ensure that this consent does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 **No work shall commence on site until all trees, shrubs and features on the western boundary of the site are protected with a 2.3 high weldmesh fence securely mounted on standard scaffolding poles driven firmly in the ground in accordance with BS 5837:2005;**

- for trees and shrubs the fencing shall follow a line 1.0m outside the furthest extent of the crown spread, unless otherwise agreed in writing by the Local Planning Authority;
- for upright growing trees at a radius from the trunk not less than 6.0m, or two thirds of the height of the tree whichever is the greater;

**Such fencing shall be maintained during the course of the works on the site. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area.**

**Reason: To safeguard the existing trees on the site in the interests of visual amenity.**

- 3 The demolition works hereby approved shall be completed within three months from the date of commencement of this Conservation Area Consent and all of the materials and fabric from the demolished building shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area.

### DECISION

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