

Item No. 13**SCHEDULE C**

APPLICATION NUMBER	CB/09/06581/FULL
LOCATION	Clubhouse, Rectory Road, Steppingley, Bedford, MK45 5AT
PROPOSAL	Full: Erection of new cricket pavillion to replace existing.
PARISH	Steppingley
WARD	Flitwick West
WARD COUNCILLORS	Cllr Gale & Cllr Male
CASE OFFICER	Hannah Pattinson
DATE REGISTERED	02 December 2009
EXPIRY DATE	27 January 2010
APPLICANT	Steppingley Parish Council
AGENT	
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Agent related directly to Councillor Full Application - Granted

Site Location:

The application site is at Rectory Road, Steppingley, also known as the Steppingley Club House and associated playing fields. The existing pavilion is a brick built building of poor construction and design.

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

Steppingley has no settlement envelope and therefore the site is considered to be open countryside. In addition the application site is located within a Conservation Area and the South Bedfordshire Green Belt.

There is no existing parking provision on the site.

The Application:

This planning application seeks planning permission for a replacement pavilion following the demolition of the existing pavilion. Conservation Area Consent (Planning Ref: CB/09/06583/CA) for demolition of the existing pavilion has been applied for separately. It is proposed that the new pavilion would be located in the same position as the existing and would also be single storey.

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

PPS1	Delivering Sustainable Development
PPG2	Green Belts
PPG17	Sport and Recreation

Regional Spatial Strategy

East of England Plan (May 2008)

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

Core Strategy and Development Management Policies (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

Public Protection North Disability Discrimination Officer Acceptable and suggested conditions. Comments that whilst provision has been made inside the pavilion for an accessible toilet there does not appear to be a level access to the building for wheelchair users, there only appears to be steps at the front.

Tree & Landscape Officer No objections. The following conditions should be applied:-
1. Protective fencing in line with BS 5837 (2005), to protect the adjacent Lime tree and the Holly hedge to the rear.
2. No storage of plant/materials within the protected area.
3. A landscape scheme to infill the gaps in the Holly hedge.

Determining Issues

The main considerations of the application are;

1. Impact upon the Character & Appearance of the Area & the Green Belt
2. Impact upon Neighbouring Amenity
3. Other Considerations

Considerations

1. Impact upon the Character & Appearance of the Area & the Green Belt

The proposed new pavilion would be in the same location as the existing pavilion and as such would have the same relationship to both the playing fields and the adjacent residential properties.

The proposal is for a single storey pavilion which has been designed to be sympathetic to the character & appearance of the area & the Green Belt.

In summary it is considered that the principle of locating another pavilion in the location of the existing is acceptable. Furthermore it is considered that the replacement pavilion building would be more aesthetically pleasing than the existing building.

2. Impact upon Neighbouring Amenity

The replacement building would be in the same location as the existing. In addition no windows have been proposed in the western elevation facing towards adjacent residential properties. Therefore it is considered that the development would not result in an over bearing impact in terms of loss of privacy or light.

It is acknowledged that the proposed pavilion would be in relatively close proximity to neighbouring residential properties but is not considered that planning conditions would be required in this situation.

3. Other Considerations

The Disability Discrimination Officer has commented that no wheelchair access has been provided to the proposed pavilion. As such a condition would be added to any planning permission requiring details of wheelchair access to be provided.

The Tree and Landscape Officer has confirmed that they are not raising any objection subject to relevant conditions.

Reasons for Granting

The proposal would not result in detrimental impact upon the character or appearance of the area or the Green Belt. In addition the proposal is in accordance with guidance contained within PPG2.

Recommendation

That Planning Permission be granted subject to the following:

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 **Prior to the commencement of development, a scheme showing wheelchair access to be provided for the convenience of disabled persons shall be submitted to and approved in writing by the District Planning Authority. The approved scheme shall be fully implemented before the development is first occupied or brought into use.**

REASON: To safeguard the interests of disabled persons.

3 Prior to the commencement of development a scheme setting out measures for protecting all trees, shrubs and other natural features during construction work shall be submitted to and approved in writing by the Local Planning Authority. No work shall commence on site until all trees, shrubs and features to be protected are fenced with 2.3 high weldmesh fencing 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;**
- **for other natural features along a line to be approved in writing by the Local Planning Authority.**

Such fencing shall be maintained during the course of the works on the site.

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

4 Prior to the commencement of development full details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:-

- **planting plans to gap up the existing holly hedge on the western side of the site;**
- **cultivation details including operations required to establish new planting;**

The development shall be carried out in accordance with the approved details during the first planting season following commencement of development.

Reason: In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area.

DECISION

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