

Item No. 12**SCHEDULE C**

APPLICATION NUMBER	CB/09/06583/CA
LOCATION	Clubhouse, Rectory Road, Steppingley, Bedford, MK45 5AT
PROPOSAL	Conservation Area Consent: Demolition of existing Cricket Pavilion.
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 is relative of Councillor Conservation Area - Granted

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.