

Item No. 11

SCHEDULE B

APPLICATION NUMBER	CB/11/03037/CA
LOCATION	Scyttels Court, Vicarage Close, Shillington
PROPOSAL	Conservation Area Consent: Demolition of 2 storey block of flats
PARISH	Shillington
WARD	Silsoe & Shillington
WARD COUNCILLORS	Cllr MacKilligan
CASE OFFICER	Clare Golden
DATE REGISTERED	19 September 2011
EXPIRY DATE	14 November 2011
APPLICANT	Grand Union Housing Group
AGENT	David Coles Architects Ltd
REASON FOR COMMITTEE TO DETERMINE	Cllr MacKilligan has requested that the application be determined at the Development Management Committee on the grounds of a high level of public interest and concern
RECOMMENDED DECISION	Conservation Area - Granted

Recommendation

That Conservation Area Consent 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 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 The demolition works hereby approved shall only be carried out in connection with the redevelopment of the site as permitted by planning permission reference CB/11/03036/FULL and the two permissions shall be implemented as a single continuous development scheme.

Reason: To ensure that an unsightly cleared site is not created to the detriment of the character and amenities of the area.

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers; 09062(D)098; 09062(D)097; 09062(D)099; 397412 C; 397413 C; 397416 A; Heritage, Design, Access and Justification Statement, David Coles Architects, December 2011.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposal to remove the existing building would preserve the Shillington Conservation Area. The scheme therefore, by reason of its site, design and location, is in conformity with Planning Policy Statement 5 (2010), and Policies DM3, CS15, and DM13 of the Core Strategy and Development Management Policies, November 2009. It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, and Shillington conservation Area Appraisal, 2006.

NOTES

- (1) In advance of the consideration of the application the Committee were advised that subsequent to the despatch of the agenda consultation had been received from Shillington Men's Club, Shillington Women's Institute and Shillington Wives Group. Concerns were raised in relation to the loss of an informal car parking arrangement at Scyttels Court for visitors to the church and problems associated with this. A letter of objection from Shillington Parish Council regarding nil Section 106 contributions.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.