

Item No. 12

SCHEDULE B

APPLICATION NUMBER	CB/11/04141/CA
LOCATION	Land adj. to 30 Ivel Road, Sandy, SG19 1BA
PROPOSAL	Conservation Area Consent: Demolition of existing garage.
PARISH	Sandy
WARD	Sandy
WARD COUNCILLORS	Cllrs Aldis, Maudlin & Sheppard
CASE OFFICER	Clare Golden
DATE REGISTERED	07 December 2011
EXPIRY DATE	01 February 2012
APPLICANT	Mr & Mrs Gilpin
AGENT	Arnold Gilpin Associates Ltd.
REASON FOR COMMITTEE TO DETERMINE	Councillor Aldis has called the application to Committee on the grounds of overdevelopment and impact on the streetscene
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 of the existing building will be carried out in one single building operation and all resulting debris shall be removed from the site within one month of the demolition.

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

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: A003AD(0)03; A003AD(0)02; A003AD(0)01.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposal to remove the existing building would preserve the Sandy 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 Sandy Conservation Area Appraisal, 2003.

NOTE

In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.