

## Item No. 17

APPLICATION NUMBER	CB/12/00421/CA
LOCATION	Walkers Farm, Leighton Road, Great Billington, Leighton Buzzard, LU7 9BJ
PROPOSAL	Conservation Consent: Demolition of 6 ancillary, residential and agriculture buildings
PARISH	Billington
WARD	Eaton Bray
WARD COUNCILLORS	Cllr Mrs Mustoe
CASE OFFICER	Abel Bunu
DATE REGISTERED	03 February 2012
EXPIRY DATE	30 March 2012
APPLICANT	Mr R J Rogers
AGENT	Maze Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	Called in at the request of Councillor Mrs M Mustoe
RECOMMENDED DECISION	Conservation Area - Granted

### Recommendation

That Conservation Area Consent be **GRANTED** subject to the following:

- 1 The works shall begin not later than three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **A full, clear and fully referenced photographic record of all agricultural outbuildings to be demolished shall be supplied to the Local Planning Authority, prior to demolition.**

**Reason : To record and advance understanding of the significance of the grouping of farm buildings in the Conservation Area in accordance with Policy 141 of the *National Planning Policy Framework*.**

- 3 **No development shall take place until the applicant or developer has secured the implementation of a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in accordance with the scheme thereby approved.**

**Reason: To record and advance understanding of the significance of the heritage asset in accordance with Policy 141 of the *National Planning Policy Framework*.**

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans,

numbers CBC/01 - CBC/07.

Reason: For the avoidance of doubt.

## **Reasons for Granting**

The proposed demolition works would, with appropriate conditions, enhance the character and appearance of the Conservation Area and preserve the archaeological remains on the site thereby conforming to the development plan policies comprising policies ENV7 and ENV6 of the Regional Spatial Strategy for the East of England, BE8 of the South Bedfordshire Local Plan Review and national advice contained in the National Planning Policy Framework and the supplementary planning guidance, 'Design in Central Bedfordshire, A Guide for Development', 2010 .

## **Notes to Applicant**

1. This consent relates only to that required under the Planning (Listed Building and Conservation Areas) Act 1990 and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. In accordance with Regulation 3 (5) of the Planning (Listed Buildings And Conservation Areas) Regulations 1990, the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

### **Regional Spatial Strategy**

#### **East of England Plan (May 2008)**

ENV6 The Historic Environment

ENV7 Quality in the Built Environment

### **South Bedfordshire Local Plan Review**

BE8 Design Considerations

3. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website [www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk).

## NOTES

(1) In advance of the consideration of the application the Committee were advised that the Applicant's agent had responded to the Parish Council's comments.

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