

Item No. 11

APPLICATION NUMBER	CB/12/02837/CA
LOCATION	Kingdom Hall, 5 Shortmead Street, Biggleswade, SG18 0AT
PROPOSAL	Brownfield development seeking demolition of existing outdated building and upgrade with a new building.
PARISH	Biggleswade
WARD	Biggleswade North
WARD COUNCILLORS	Cllrs Jones & Mrs Lawrence
CASE OFFICER	Amy Lack
DATE REGISTERED	14 September 2012
EXPIRY DATE	09 November 2012
APPLICANT	Biggleswade Congregation of Jehovah's Witnesses
AGENT	RBC (London & Home Counties)
REASON FOR COMMITTEE TO DETERMINE	Called to Committee by Cllr Jane Lawrence who has been asked to do so by the Town Council who wishes to refuse permission on the same grounds as before e.g. a historic building within the Conservation Area paid for by public subscription as a memorial to the fallen in the 1914-1918 war.
RECOMMENDED DECISION	Conservation Area - Granted

Conservation Area Consent be granted subject to the following conditions:

- 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 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/12/02838/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 All Arboricultural works shall be carried out by a competent tree contractor, proficient in both root-zone and aerial arboricultural work and shall follow strictly the agreed method statements and specifications set out in the 'Tree Survey, Arboricultural Implications Assessment Report and Arboricultural Method Statement' reference 1882.Biggleswade.TAG.AIA submitted with this application. The developer's arboriculturalist shall monitor, record and confirm the implementation and maintenance of tree protection measures as set out in this approved document.

Reason: To protect the health and welfare of the trees to be retained on the site.

- 4 Except with the prior written agreement of the local planning authority in writing, no construction work or demolition shall be carried out or plan operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the residential amenity of nearby occupiers.

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [216/PL2/100; 216/PL2/101; 216/PL2/102; 216/PL2/103; 216/PL2/202/A; 216/PL2/300/A; 216/PL2/301/A; 216/PL2/302/A and 1882.Biggleswade.TAG.AIA].

Reason: For the avoidance of doubt.

Statement required by the Town and Country Planning (Development Management Procedure)(England)(Amendment No. 2) Order 2012 – Article 31

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure)(England)(Amendment No. 2) Order 2012.

Reasons for Granting

The loss of the existing building would not cause any detrimental harm to the character and appearance of the Conservation Area of the setting of nearby listed buildings as designated heritage assets, subject to a suitable replacement which has been granted planning consent under planning application reference CB/12/02838/FULL. The proposal accords with the guidance contained within the National Planning Policy Framework (2012) and policies CS15 and DM13 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

Notes to Applicant

1. The applicant is advised that a Section 80 notice should **be served to** Building Control not more than 28 days before the intended date of demolition.

2. The applicant is advised of the importance of the existing building and its role in commemorating those residents of Biggleswade who served in the First World War and died. In the interests of acknowledging this the displaying of a commemorative plaque or similar is requested at the application site. It is thought that there may be an existing inscribed stone within the building from when first built to recognise the purposes for its erection. If during the demolition phases this stone is recovered this could be used, or if not used should be returned to Biggleswade Town Council for its preservation. Accordingly, the applicant is advised to contact Biggleswade Town Council to arrange for such an installation.
3. New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result, the Council recommends the Considerate Contractor Scheme which is aimed at promoting high standards of care during construction. The Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from the Considerate Contractor Scheme website at the following address: <http://www.ccscheme.org.uk/> or by calling telephone number 0800 783 1423.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. That a condition be added to set out the hours when work can be carried out on the site as follows: 8am to 6pm Monday to Friday, 8am to 1pm on Saturdays and no works to be carried out on Sundays or Bank Holidays.
3. The Committee asked that two informatives be made to the Applicant:-
 - a. That the engraved commemorative stone which was placed in the original building be located and returned to the Church.
 - b. That the Considerate builder policy be adopted during the construction time.]