

## Item No. 10

<b>APPLICATION NUMBER</b>	<b>CB/12/02838/FULL</b>
<b>LOCATION</b>	<b>Kingdom Hall, 5 Shortmead Street, Biggleswade, SG18 0AT</b>
<b>PROPOSAL</b>	<b>Brownfield development seeking demolition of existing outdated building and upgrade with a new building.</b>
<b>PARISH</b>	<b>Biggleswade</b>
<b>WARD</b>	<b>Biggleswade North</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Jones &amp; Mrs Lawrence</b>
<b>CASE OFFICER</b>	<b>Amy Lack</b>
<b>DATE REGISTERED</b>	<b>14 September 2012</b>
<b>EXPIRY DATE</b>	<b>09 November 2012</b>
<b>APPLICANT</b>	<b>Biggleswade Congregation of Jehovah's Witnesses</b>
<b>AGENT</b>	<b>RBC (London &amp; Home Counties)</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>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.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

That Planning Permission be approved for the reasons set out as follows:

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 **Details of materials to be used for the external finishes of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance therewith.**

**Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match/complement the existing building and the visual amenities of the locality.**
- 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 **Prior to the first use of the building hereby approved details of a bin storage/collection point shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the agreed details and the approved arrangements for waste and recycling retained therein unless agreed otherwise in writing.**

**Reason: In the interest of amenity.**

- 5 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.

- 6 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 proposed replacement building to be occupied by a non-residential institutional use (Use Class D1) successfully responds to the character and appearance of the surrounding Conservation Area. It will not have any significant adverse impact upon the residential amenity of nearby occupiers or jeopardise highway safety. By virtue of the siting, design, scale and mass of the proposal it is considered acceptable and in accordance with policies CS14, CS15, DM3, DM4 and DM14 of the Core Strategy and Development Management Policies (2009) and Central Government guidance contained within the National Planning

Policy Framework (2012) with respect to requiring good design and conserving and enhancing the historic environment.

### Notes to Applicant

1. The applicants attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled. The Equality Act 2010 requires that service providers must think ahead and make reasonable adjustments to address barriers that impede disabled people.

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;
- Where a physical feature puts disabled people at a substantial disadvantage to avoid that disadvantage or adopt a reasonable alternative method of providing the service or exercising the function;
- Where not providing an auxiliary aid puts disabled people at a substantial disadvantage to provide that auxiliary aid.

In doing this, it is a good idea to consider the range of disabilities that your actual or potential service users might have. You should not wait until a disabled person experiences difficulties using a service, as this may make it too late to make the necessary adjustment.

For further information on disability access contact:

The Centre for Accessible Environments ([www.cae.org.uk](http://www.cae.org.uk))  
Central Bedfordshire Access Group ([www.centralbedsaccessgroup.co.uk](http://www.centralbedsaccessgroup.co.uk))

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.]