

Item No. 12

APPLICATION NUMBER	CB/14/04532/FULL
LOCATION	Toddington Manor, Park Road, Toddington, Dunstable, LU5 6HJ
PROPOSAL	Demolition of existing buildings (education/leisure use further to permission reference SB/TP/93/0854) and erection of an ancillary leisure building to Toddington Manor (for C3 use)
PARISH	Toddington
WARD	Toddington
WARD COUNCILLORS	Cllrs Costin & Nicols
CASE OFFICER	Judy Self
DATE REGISTERED	09 December 2014
EXPIRY DATE	03 February 2015
APPLICANT	Trustees of the Toddington No.2 Settlement c/o Baccatta Trustees Ltd
AGENT	Rural Solutions Ltd
REASON FOR COMMITTEE TO DETERMINE	Large scale development within the Green Belt (Departure)
RECOMMENDED DECISION	Full Application – Approval recommended

Summary of Recommendation

Toddington Manor is a Grade II Listed Building set within its own parkland and outside any settlement envelope. The development is within the South Bedfordshire Green Belt and an Area of Great Landscape Value (AGLV). However this is a previously developed site and the single building would replace a number of derelict buildings. The modern concrete building would be clad in timber and a green (Sedum) roof would cover the entire building. The building would be set within a modified and enhanced landscape setting and is not considered to have a greater impact on the openness of the Green Belt or Area of Great Landscape Value, having regards to paragraph 89 of the NPPF and Policy 36 of the emerging Development Strategy for Central Bedfordshire.

There will be no adverse impact upon the setting of the Grade II Listed Toddington Manor or the parkland associated with Toddington Manor. There will be no adverse impact on the residential amenity of any neighbouring property by reason of loss of light, privacy or overbearing impact in accordance with Policy BE8 of the South Bedfordshire Local Plan Review Policies. The proposed development is acceptable with regards to highway safety in accordance with the Local Transport Plan: Appendix F - Parking Standards.

Recommendation

That approval is recommended subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted 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 **No development shall take place, notwithstanding the details submitted with the application, until the following details have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

- **Samples of materials for external finishes - especially concrete and timber**
- **Exterior lighting character and location - if applicable**
- **Specification for restoration of area receiving spoil.**

Reason: To control the appearance of the building in the interests of the visual amenities of the locality.

- 3 **No demolition or development shall take place until a written scheme of archaeological investigation; that includes post excavation analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only be implemented in full accordance with the approved archaeological scheme.**

Reason: To record and advance understanding of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development.

- 4 **No development shall commence until details of a method statement to prevent and deal with site debris from being deposited on the public highway have been submitted to and approved in writing by the Local Planning Authority. The approved method statement shall be implemented throughout the construction works and until the completion of the development.**

Reason: In the interests of highway safety and to prevent the deposit of mud or other extraneous material on the highway during the construction period.

- 5 **No development shall take place until a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme have been submitted to and approved in writing**

by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.

Reason: To ensure an acceptable standard of landscaping.

- 6 “The development shall be implemented in accordance with the relevant mitigation, compensation and monitoring requirements as set out in (i) “Proposed Leisure Building, Toddington Manor, Bedfordshire: Maintenance of Favourable Conservation Status of great crested newts in light of the proposals to demolish the disused commercial rare breeds farm and the construction of a leisure building” dated November 2014; (ii) “Extended Phase 1 Survey and Bat Survey” dated June 2014; and (iii) the document dated 5th February 2015 from Chris Damant of Bernwood Environmental Services Ltd relating to bat mitigation, in each case subject to any differing requirement imposed by Natural England under any protected species licence issued by it in respect of the development”.

Reason: to ensure that all impacts from development on biodiversity area taken into account and mitigated.”

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

Proposed

131543-A-100 (site location); 131543-A-110 (Demolition plan); 131543-A-115 A (Site plan); 131543-A-118 A (Basement plan); 131543-A-119 A (Ground floor plan); 131543-A-120 A (East & West elevation); 131543-A-121 B (South elevation); 131543-A-122 B (North elevation); 131543-A-125 (section).

Existing

13346-500-01T (Site survey); 13346-500-01T-S1 (Topographical survey 1 of 2); 13346-500-01T-S2 (Topographical survey 2 of 2); 13081-100-20GF (barn 1 survey); 13081-100-20GF (barn 2 survey); 13081-100-20GF (barn 4 survey); 13081-100-20GF (barn 3&5 survey); 13081-100-21E (barn 1 elevations); 13081-100-21E (barn 2 elevations); 13081-100-21E (barn 3 elevations); 13081-100-21E (barn 3 elevations); 13081-100-21E (barn 5 elevations)

Reason: To identify the approved plan/s and to avoid doubt.

Notes to Applicant

1. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from The Street Works Co-ordinator, Bedfordshire Highways, by contacting the Highways Helpdesk 0300 300 8049.
2. Note from the Tree & Landscape Officer

Ash trees are presently covered by a movement restriction order in response to Charlara (ash dieback) disease, and should therefore be omitted from any landscaping scheme (re: condition 5). It is also recommended that a tree planting mixture is used that should be reasonably diverse to meet the challenges of climate change, yet be species which reflect the parkland surroundings, a size that maintains a sense of scale and proportion to the characteristic parkland setting.
3. This permission relates only to that required under the Town & Country Planning Acts 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.

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 at the pre-application stage and 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.

Notes

- (1) In advance of the consideration of the application the Committee were advised of a response received from Luton Airport and an additional Condition and Informative.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.