

APPLICATION NUMBER MB/09/00217/CAC
LOCATION Land At, Old Bridge Way, Shefford
PROPOSAL CAC: Demolition of former laundry and associated buildings.
PARISH Shefford
CASE OFFICER Duncan Jordan
DATE REGISTERED 17 February 2009
EXPIRY DATE 14 April 2009
APPLICANT Daniels Bros (Shefford) Ltd
REASON FOR COMMITTEE TO DETERMINE **CLLR BIRT - CONCERNED ABOUT CONTINUING DERELICTION OF SITE AND ABSENCE OF ACTION TO IMPLEMENT PREVIOUS CONSENT.**

RECOMMENDED DECISION **CONSERVATION AREA CONSENT**

Site Location:

Land at Old Bridge Way, Shefford. The area of land lies within the Settlement Envelope and part in the designated Conservation Area.

The Application:

This application seeks Conservation Area consent for the demolition of the former laundry and associated buildings. The proposal is associated with an outline planning application for the demolition of existing buildings and erection of retail foodstore with car parking which was renewed through variation of Conditions 2 & 3 at Development Control Committee on 11.3.09 (06/01418/S73).

RELEVANT POLICIES:

National Policies (PPG & PPS)

PPS1 Delivering Sustainable Development
PPG15 Planning and the Historic Environment

Mid Bedfordshire Local Plan First Review 2005 Policies

CHE11 New Development in Conservation Areas

Planning History

06/01418/SE73 Section 73 Determination: Variation of Conditions 2 and 3 (duration of consent) attached to planning permission 99/00060/OUT dated 14/1/04: Outline consent for demolition of existing buildings and erection of retail foodstore with car parking and highway improvement works (all matters reserved except siting and means of access). Approved 12.03.09

99/60/OUT	OUT: demolition of existing buildings & erection of retail foodstore with car parking and highway improvements works (all matters reserved except siting and access). Approved 14.1.04
99/59/CAC	Conservation area consent: demolition of former laundry and associated buildings. Approved 14.1.04
98/1779	OUT: Demolition of existing buildings and erection of retail foodstore with car parking and highway improvement works. Withdrawn 21.6.01
98/666	OUT: demolition of existing buildings and erection of retail foodstore with car parking and highway improvements. (all matters reserved). Withdrawn 22.10.99
98/664/CAC	Conservation area consent: demolition of former laundry and associated buildings. Refused 30.3.99

**Representations:
(Parish & Neighbours)**

Shefford Town Council	Objects: Includes public highway & description of site is inaccurate. - Would like to see demolition of old laundry site
Neighbouring Occupiers	No response

Consultations/Publicity responses:

MBDC Env Health	No objection
Beds County	No comment
Highways	

Determining Issues

The main considerations of the application are;

1. Impact on the designated Conservation Area

Considerations

1. Impact on the designated Conservation Area

Planning application 06/1418 was a Section 73 application, seeking an extension of time in regard to the original application 99/00060/OUT. This application was approved at Development Control Committee on 11 March 2009. Tied to the original 1999 outline permission was a previous conservation area Consent, 99/00059. This was approved on 14/1/04 and which has since expired. It is considered the Council has previously accepted both the principal of a new foodstore and the siting of the foodstore on the area of land within the Conservation Area, and, Conservation Area consent for the demolition of the former laundry and associated buildings.

The buildings proposed demolished are the same buildings as were in situ when the last 1999 Conservation Area Consent was approved. Significant Government Guidance, in the form of Planning Policy Guidance: 15 Planning and the historic environment was published in 1994 and remains the relevant guidance today. Therefore the basis for decision making remains consistent for both the previous Conservation Area Consent application and this 2009 application. Regardless, it is worth reviewing the pertinent points of PPG 15:

PPG15, para 4.26 states:

"In exercising conservation area controls, local planning authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in question and, as with listed building controls, this should be the prime consideration in determining a consent application. In the case of conservation area controls, however, account should clearly be taken of the part played in the architectural or historic interest of the area by the building for which demolition is proposed and in particular of the wider effects of demolition on the building's surroundings and on the conservation area as a whole."

The former laundry and its associated buildings are not considered to place a positive impact on the conservation area. In Shefford's Conservation Area leaflet, this area is highlighted wherein enhancement is to be encouraged.

PPG 15, para 4.27:

"the general presumption should be in favour of retaining buildings which make a positive contribution to the character and appearance of a conservation area. The Secretary of State expects that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings... in less clear cut cases for instance, where a building makes little or no such contribution, the local planning authority will need to have full information about what is being proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment. It has been held that the decision maker is entitled to consider the merits of any proposed development in determining whether consent should be given for the demolition of an unlisted building in a conservation area."

In this instance, the council has already approved the principle of a new retail foodstore and its siting in this part of the Conservation Area. This provides a strong case for the demolition of the laundry and associated buildings which are not considered to place a positive impression on the Conservation Area

Para 4.29 of PPG15 goes on to state:

"It will often be appropriate to impose on the grant of consent for demolition a condition... to provide that demolition shall not take place until a contract for the carrying out of works of redevelopment has been made and planning permission for those works has been granted. In the past, ugly gaps have sometimes

appeared in conservation areas as a result of demolition far in advance of redevelopment."

With a relatively large area of the Conservation area involved and in relation to its prominent location in the streetscene, a suitably worded Condition must be attached to any approval so that demolition works are carried out in tandem with the site's redevelopment as to permit the demolition in isolation would lead to serious harm to the appearance of the area.

Having regard to the above guidance and that the Council has already approved a new retail foodstore and its siting in principle at its last Development Control Committee, it is considered that Conservation Area Consent should be granted for the demolition of the former laundry and associated buildings with appropriate Conditions.

Reasons for Granting

Given the above considerations it is considered that granting this Conservation Area Consent would accord with Planning Policy Guidance: 15, Planning and the Historic Environment and Policy CHE11 of the Mid Bedfordshire Local Plan, First Review, Adopted December 2005.

RECOMMENDATION

APPROVE Conservation Area Consent for the application set out above subject to the following condition(s):

- 1 DG03 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 U The demolition works hereby approved shall only be carried out in connection with the redevelopment of the site as permitted by planning permission 06/01418 approved 12th March 2009 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 appearance of the area.

- 3 DC07 The demolition works hereby approved shall be completed within 2 months of their commencement and all of the materials and fabric from the demolished building(s)/structure(s) shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

 Reason: In the interests of the visual amenities of the area.

- 4 U The Copper Beech Tree, located on the western boundary of the site is subject of a Tree Preservation Order. As such, protective fencing will be required in accordance with BS55837 and shall be put in place prior to any commencement of demolition on this site.

The protective fencing will need to be erected at twelve times trunk diameter when measured 1.5m above ground level.

Reason: To prevent any damage to existing important trees

- 5 U Within the canopy spread of the Copper Beech Tree located on the western boundary of the site, subject to a Tree Preservation Order (TPO), there shall be no storage of materials, no fires on site and no pruning of the tree without the written consent of the Local Planning Authority.

Reason: To prevent any damage to existing important trees.

Notes to Applicant

- 1 Please ensure that adequate notice be given to the Local Authority's Tree and Landscape Manager before work commences in order for on site supervision to take place to ensure the well being of the retained tree.

DECISION

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