Item No. 12

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

APPLICANT Daniels Bros (Shefford) Ltd

REASON FOR CLLR BIRT - CONCERNED ABOUT CONTINUING COMMITTEE TO DERELICTION OF SITE AND ABSENCE OF ACTION

DETERMINE TO IMPLEMENT PREVIOUS CONSENT.

14 April 2009

RECOMMENDED

EXPIRY DATE

DECISION CONSERVATION AREA CONSENT

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.

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

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.
- 2. Please note that advance notice is required by the Building Control Officers of intention to demolish Section 80 of the Building Act 1984 applies. Further information can be obtained from the Council's website or from Central Bedfordshire Customer Services on 0300 300 8000.
- [Notes (1) In advance of the consideration of the application the Committee were advised of consultation as follows:-
 - Advisory notice added to remind Developer of the need to serve notice on Building Control prior to commencement of demolition.
 - (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]