DELEGATED REPORT

Recommendation Made: 12 April 2010

Reference:- 09/00946/CON **Parish:- Markfield Parish Council**

Applicant:- Leicestershire Coal Industry Welfare Trust
12 The Springboard Centre
Mantle Lane
Coalville
Leicestershire

Location:- 128 Main Street Markfield Leicestershire LE67 9UX

Proposal:- DEMOLITION OF THE EXISTING MEETING HALL FOR DEVELOPMENT OF A TERRACE OF THREE TOWN HOUSES

Introduction:-

This application seeks Conservation Area Consent for the demolition of a redundant meeting hall known as the Markfield Memorial and Miners Welfare Institute to facilitate the redevelopment of the site with three 2½ storey town houses along with associated parking and vehicular access (Planning Application reference No. 09/00945/FUL).

The site measures approximately 766 square metres and is located to the east of Main Street within the Markfield Conservation Area. The single storey building occupies the northern half of the site and is primarily of brick construction with a variety of roof materials including corrugated sheets, slates, concrete tiles and timber/roofing felt. The front elevation to Main Street is constructed of stone and rendered wall above. The site is enclosed on three sides by walls of stone or brick construction including a stone wall across the site frontage with Main Street immediately adjacent to the public highway. The site is bounded by residential properties to the west, north and south and an open public amenity area to the east.

A Heritage Statement has been submitted in support of the application. The document outlines the history of the existing building, its former community uses and its gradual decline following the construction of a larger modern community facility elsewhere in the village. The Trustees of Markfield Miners Welfare acquired the building in 1925 and it also became known as the Memorial Hall when the village wanted to commemorate those who lost their lives in the First World War. The statement concludes that the hall has become outdated, unviable and uneconomical to maintain and since its closure in 2005 has fallen into disrepair.

A Design and Access Statement has been submitted in support of the application. It states that there are a variety of styles and materials within the Markfield Conservation Area. The proposed redevelopment is designed to reflect another recent development further to the south of the application site using stone wall construction/external finish and natural slate roofs. The size and style of the windows are in keeping with the surrounding properties and the design and layout respects neighbouring properties. It concludes that the proposed development is appropriate for its location and will revitalise a currently disused site.

A Protected Species Survey has been submitted in support of the application. The report concludes that the building had not been used by bats or nesting birds and that there were no indications of any other protected species on the site. A Tree Survey has been submitted in support of the application. The report concludes that the proposed development would not be detrimental to existing trees within and adjacent to the site subject to the parking bays area being of an appropriate construction and finish to take into account the presence of tree roots.

History:-

No relevant planning history.

Consultations:-

No objection has been received from:-

Head of Community Services (Pollution)
Borough Council's Arboricultural Consultant

Markfield Parish Council does not object but requests that consideration be given to installing lockable gates at the entrances of the proposed footpath and adequate down lighting to light the footpath without causing a nuisance to adjacent occupiers.

Head of Business Development and Street Scene Services (Waste Minimisation) does not object but provides advice on recycling and refuse storage and collection.

No objection subject to conditions has been received from Director of the Chief Executive (Archaeology).

Site notice and press notice were displayed and neighbours notified. Two letters of objection have been received from neighbours raising the following issues and concerns:-

a) hours of work/noise disturbance
b) presence of asbestos roof
c) no need for redevelopment with 2.5 storeys
d) inadequate parking in vicinity for demolition and loading vehicles
e) inadequate access/visibility
f) no consideration of squirrels
g) impact on TPO tree
h) impact on adjacent housing.

No response has been received at he time of writing this report from:-

Historic Buildings Panel (LBC)
Severn Trent Water Limited
National Forest Company.

Development Plan Policies:-

National Policy Guidance

Planning Policy Statement 5: Planning for the Historic Environment

Local Policy

Hinckley and Bosworth Local Development Framework: Core Strategy (2009)

Policy 8: Key Rural Centres Relating to Leicester

Hinckley and Bosworth Local Plan (2001)

The site lies within the settlement boundary of Markfield and within the Markfield Conservation Area as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE7: Development in Conservation Areas
Policy BE8: Demolition in Conservation Areas
Policy BE16: Archaeological Investigation and Recording

Other Documents

Markfield Conservation Area Appraisal (2010) states that although the building was an important local facility it has no historical or architectural interest and it is anticipated that the site will be developed.

Appraisal:-

The main considerations with regards to this application are the impact of the demolition of the existing building on the character and appearance of the Markfield Conservation Area (CA) and other issues raised as a result of the consultation process.

Markfield Conservation Area (CA)

The existing building has been closed since 2005 and has become poor in visual appearance terms. Whilst the building has some historical interest as a memorial building and from its former uses, it has limited architectural merit. In addition, the majority of the materials used in its construction – corrugated sheet roof, concrete roof tiles and timber/roofing felt are of low quality and, therefore, it is not considered to be worthy of retention. As a result, it is considered that the demolition of the building would not be detrimental to the character or appearance of the CA. An historic building recording programme has been requested by the Directorate of Chief Executive (Archaeology) to establish and record any hidden features and ensure adequate recording of the memorial prior to demolition.

Policy BE8 requires redevelopment proposals to be in place where buildings are to be demolished within the conservation areas. The separately submitted detailed planning permission application (09/00945/FUL) proposes residential development of the site with three high quality, well designed houses built of natural materials (including stone on its street elevations and natural slate on the roof) to reinforce the existing traditional palate of materials in the area, which it is considered would enhance the character and appearance of this part of the CA and would meet the criteria within policies BE8 and BE7. The rebuilding of a new stone wall to the front of the dwellings would also enhance the character and appearance of the development and the CA. There is no requirement for archaeological investigation of the site.

A condition has been included within the recommendation to ensure that the building is not demolished until works are in place to redevelop the site to ensure that the cleared site does not have a negative impact on the conservation area.

Other Issues

A standard note to applicant is included within the recommendation in respect of the Party Wall etc Act 1996 and land not within the applicant's ownership.

Demolition and redevelopment of the site would not have a detrimental effect on the TPO tree or protected species. The removal of any asbestos within the site would be required to be dealt with appropriately by other legislation. The noise and disturbance from the demolition and any disruption within the highway are considered to be temporary in nature and therefore do not warrant the refusal of the application.

Concerns raised in respect of the scale of the potential redevelopment proposals and their impact on neighbouring properties and highway safety together with the storage of waste and recycling facilities are relevant to the planning permission application and not to this conservation area consent application.

Conclusion

The existing building is constructed of poor quality materials and in disrepair, the site is currently unused and detracts from the appearance of the Markfield Conservation Area. It is considered that the demolition of the building and redevelopment of the site would enhance the character and appearance of the Markfield Conservation Area. The application is therefore recommended for approval subject to conditions.

Summary of Reasons for Recommendation and Relevant Development Plan Policies:

Having regard to existing development in the area, the character and appearance of the existing building, the proposals for its replacement, representations received and relevant provisions of the development plan, as

summarised below, it is considered that the demolition of the building would not be detrimental to the character and appearance of the Markfield Conservation Area and would be in accordance with the development plan subject to compliance with the conditions attached to this consent.

Hinckley & Bosworth Local Development Framework: Core Strategy (2009):- Policy 8

Hinckley & Bosworth Borough Council Local Plan (2001):- BE7, BE8 and BE16

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 This consent shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan No. 0409/09/4456/lp at 1:1250 scale; Site Layout and Street Scene Plan No. 0409/09/4456/sp at 1:200 scale; Plans and Elevations Plan No. 0409/09/4456/p at 1:50 and 1:100 scales received by the Local Planning Authority on 17th February 2010.

3 No demolition or alteration shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic building recording. This work shall be conducted in accordance with a written scheme of investigation, which has been submitted and approved in writing by the Local Planning Authority.

4 The demolition hereby permitted shall not be undertaken before a contract for carrying out of the works of re-development of the site has been made and agreed with the Local Planning Authority and full planning permission has been granted for the re-development for which the contract provides.

5 All materials resulting from the demolition of the building on site shall be removed within two weeks of the commencement of demolition and no other waste or other such materials shall be allowed to remain on the site thereafter.

Reasons:-

1 To comply with the requirements of Section 74 of the Planning (Listed Building and Conservation Areas) Act 1990.

2 For the avoidance of doubt and in the interests of proper planning.

3 To ensure satisfactory recording of the building to comply with policy BE16 of the adopted Hinckley and Bosworth Local Plan.

4 & 5 In the interests of visual amenity to accord with policy BE8 of the adopted Hinckley and Bosworth Local Plan.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4. All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

5. In relation to Condition 3, the applicant is advised to contact the Leicestershire County Council Planning Archaeology Section (Telephone (0116) 305 6217) for further advice in respect of the requirements for discharge of this condition.

6. This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

7. The applicant is advised that in view of the constraints of the site and its location on the Main Street, careful thought needs to be given to working practices during both the demolition and redevelopment phases to minimise any disruption to the local area, including hours of operation, noise and dust control and parking and delivery arrangements.

Contact Officer:- Richard Wright Ext 5894 Date Printed: 14 April 2010