



Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 28th October 2010

Subject: APPLICATION 10/02650/CA. DEMOLITION OF YOUTH CLUB, DEEPDALE LANE, BOSTON SPA, WETHERBY.

APPLICANT	DATE VALID	TARGET DATE
LCC Corporate Property Management	09.06.10	04.08.2010

Electoral Wards Affected: Wetherby

Ward Members consulted
(referred to in report)

Specific Implications For:

- Equality and Diversity
- Community Cohesion
- Narrowing the Gap

RECOMMENDATION:

APPROVE the application in principle and **REFER** the application to the Secretary of State as the building is owned by the City Council. In the event of the Secretary of State not wishing to intervene, Members are further recommended to **DELEGATE** final approval to the CPO subject to the conditions specified (and any others which he might consider appropriate);

Conditions

1. Standard time limit.
2. Details of landscaping of site prior to demolition.
3. Details of landscape implementation, to be carried out within 3 months of demolition or as otherwise agreed in writing with LPA.
4. Details of landscape maintenance.
5. Replacement planting if necessary.
6. No development shall commence until full details for the arrangement of construction traffic associated with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include vehicular routes for the construction traffic as well as the proposed parking arrangements. The approved details shall thereafter be implemented in accordance with the agreed methodology.
7. Prior to commencement of any works on site a Construction Method Statement detailing the measures taken to protect playing field from damage and/or

encroachment shall be submitted to and approved in writing by the Local Planning Authority. In the interests of amenity.

Reason for Approval – The proposed demolition involves the removal of a building identified as a positive building in the Conservation Area. However the removal of this building is not considered to result in harm to the Conservation Area visually, and is necessitated by the continued decline of the building structure and relevant safety issues that this raises. The proposal is therefore considered to comply with policies GP5 and N18A, and with guidance contained in the Boston Spa Conservation Area Appraisal and Management Plan, and PPS5 Historic Environment. Furthermore it is considered that there are benefits in removing this building due to its unsound state which outweigh the concerns raised by the lack of future redevelopment proposals, and therefore policy N18b can be justifiably set aside.

1. INTRODUCTION:

- 1.1. This is an application seeking conservation area consent for demolition of an existing building. The application is brought before panel as the demolition is for a Council owned building and as a result under the GDPO the application must be referred to the Secretary of State.

2. PROPOSAL:

- 2.1. The proposal involves the removal of the former Youth Club building in its entirety. There are currently no plans for re-development of the site, and the land will be simply grassed over until such time as a re-development proposal is put forward.

3. SITE AND SURROUNDINGS:

- 3.1. The application site is a Youth Club building which sits within a former group of three similar buildings and all dating from the same time period. The Youth Club is the most western of the buildings, sited at the rear of the public open space close to rear boundaries of neighbouring residential properties. The building is L shaped with an older, original part - single, storey, prefabricated with white render and pitched roof. There is also a later extension, probably 1960's, with different styling and flat roof. The three buildings all originally provided facilities for workers at the nearby Thorp Arch munitions site during World War 2 and after. . A further original building to the east has been demolished and is being replaced by a new children's centre.
- 3.2. The building sits within a large area of public open space which provides a playground, playing pitch, and general landscaping. The site is located close to Boston Spa town centre.

4. RELEVANT PLANNING HISTORY:

- 4.1. None for the building under consideration here. A recent approval and conservation area consent was granted for an adjacent building to make way for a new children's centre (references 09/04818/LA, 09/04825/CA).

5. HISTORY OF NEGOTIATIONS

- 5.1. The applicants have been asked to provide details on what will happen with the land following demolition. There are long term hopes to redevelop the site, however there are no definite plans as yet. For the time being therefore the applicant proposes to grass over the site and maintain it as such.

6. PUBLIC/LOCAL RESPONSE:

- 6.1 A site notice of demolition affecting the character of the conservation area was posted on 23/06/10. Publicity expired on 30/07/10.
- 6.2 Ward Councillor John Procter has been briefed on the proposal.

6.3 Boston Spa Parish Council has written in support of the demolition describing the building as an eyesore.

6.4 No other responses have been received.

7. CONSULTATIONS RESPONSES:

Statutory:

7.1. None required.

Non-statutory:

7.2. SDU Conservation – raise concerns over the loss of the building as no replacement is intended.

8. PLANNING POLICIES:

Development Plan –

8.1. The statutory Development Plan is made up of the Unitary Development Plan Review, along with relevant Supplementary Planning Guidance/Documents. Under the UDP the site is designated as Conservation Area.

8.2. Unitary Development Plan (Review) (UDPR)

- GP5 – general planning considerations.
- N18A – there is a presumption against any demolition of a building which makes a positive contribution to the character and appearance of the Conservation Area.
- N18B – consent for demolition will not be given unless detailed plans for redevelopment of the site are approved.

Relevant supplementary guidance –

8.3. Boston Spa Conservation Area Appraisal and Management Plan – the building is identified as a positive building within the West End character area, an area important for its wartime heritage.

Government Planning Policy Guidance/Statements

8.4. PPS5 – Historic Environment. Policy HE7 sets out how local planning authorities should seek to identify and assess the significance of any Heritage Asset, and whether this significance is of importance to the wider conservation area and to future generations.

9. MAIN ISSUES

- Impact of the loss of this building on the conservation area.

10. APPRAISAL

Impact of the loss of this building on the conservation area.

10.1. The building is proposed for removal due to the economic cost of its continued upkeep. The building is of timber frame construction with weather boarding and rendered walls, deterioration of the building has led to water damage to both the roof and the floor, which has resulted in the building being unsuitable for its continued community use, and it is not considered financially responsible to renovate. This state has continued since at least 2001 when a condition survey identified that it was in poor state with major defects.

10.2. The building is identified as a positive building due to its wartime heritage, however it is considered that very little evidence of this original heritage remains due to the unsympathetic and poorly designed extensions and the internal alterations carried out

as a result of changing use. The adjacent building is considered a better example of this wartime heritage.

- 10.3. The building is little seen from the streetscene, being set well back from the main road and well screened behind mature planting. The building therefore plays no positive role in views across the conservation area.
- 10.4. It is noted that no objections to the removal have been received from members of the public, or from the Parish Council. This would indicate that the building is not considered of significance within the local area, indeed the Parish Council describe the building as an eyesore.
- 10.5. In assessing the significance of this building then it is judged to be very low. Whilst the original building is of a type typical to the era and use it was put to, this has been compromised by later poor additions. The building has no significance for views, and seemingly is of no significance to local people. The loss of this building is therefore not considered to be harmful to the conservation area and would comply with the general guidance given in PPS5.
- 10.6. There are currently no proposals for redevelopment of this site, although this has not been ruled out in future by the applicants. Instead the area will be grassed over, which is not considered detrimental due to the location of the building on public open space. It is considered that such treatment would be appropriate and could be conditioned for. The site remains in local authority ownership so there will be some control over how the site is managed and maintained. In this case therefore policy N18B which requires redevelopment could be justifiably set aside.

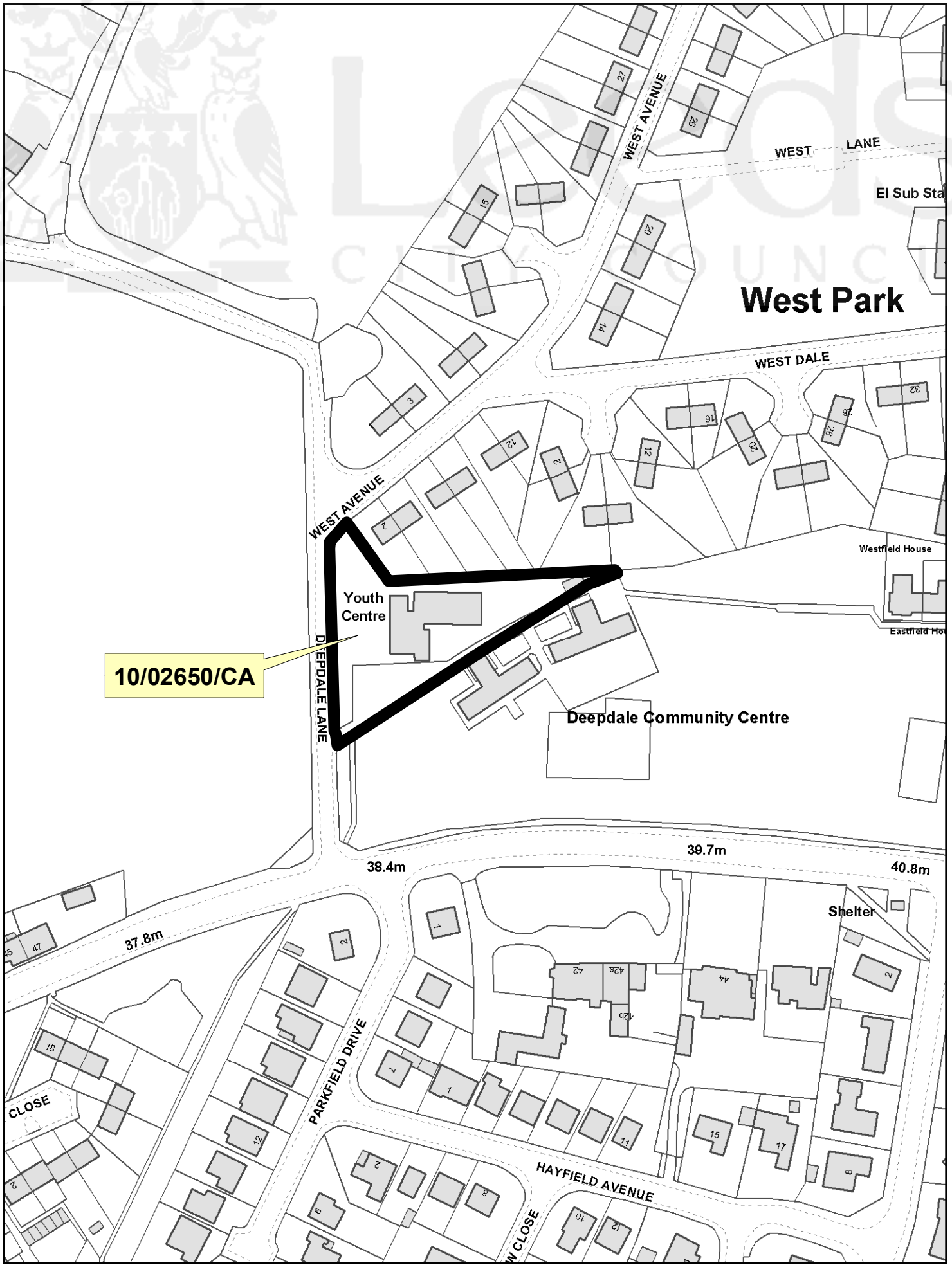
11. CONCLUSION

- 11.1. The proposed demolition of this building is not considered to be harmful to the character or appearance of the conservation area and the building itself is considered to be of very low significance to the local area. The proposed landscaping of the site is considered acceptable. The proposal is considered to meet the aims and guidance set down in N18A, the Boston Spa Conservation Area Appraisal, and PPS5. It is therefore recommended that consent be granted subject to the authority of the Secretary of State.

12. Background Papers:

Application and history files. – see history above.

Certificate of Ownership: signed as applicant.



10/02650/CA

EAST PLANS PANEL

