



## PLANNING OFFICER DELEGATED REPORT

<b>APPLICATION NUMBER</b>	CB/18/02917/LB
<b>LOCATION</b>	<b>Ridgmont Station, Station Road, Ridgmont</b>
<b>PROPOSAL</b>	<b>Listed Building: Platform extension works to Ridgmont Railway Station, with associated fencing and ancillary works.</b>
<b>PARISH</b>	Brogborough
<b>WARD</b>	<b>Cranfield &amp; Marston Moretaine</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Morris, Matthews &amp; Mrs Clark</b>
<b>CASE OFFICER</b>	Stuart Robinson
<b>DATE REGISTERED</b>	17 September 2018
<b>EXPIRY DATE</b>	12 November 2018
<b>APPLICANT</b>	Network Rail Infrastructure Ltd.
<b>AGENT</b>	<b>Atkins</b>
<b>SUBMITTED PLAN NUMBERS</b>	6424353, 133735_2D-EWR-RID-XX-DR-CA-016112 Rev.A01, 133735_2D-EWR-RID-XX-DR-CA-016110 Rev.A01, 133735_2D-EWR-RID-XX-DR-CA-016111 Rev.A01, 133735_2D-EWR-RID-XX-DR-CA-016201 Rev.A01 and 133735_2D-EWR-RID-XX-DR-CA-056020 Rev.A01
<b>RECOMMENDED DECISION</b>	Listed Building - Granted

### Site Location:

Ridgmont Station is located to the east of Junction 13 of the M1. By road, the station is accessed by Station Road, which links to the A507. The proposed works are located to the south of the station building, at and to the south of the existing railway platforms.

To the east of the railway lines lies Ridgmont Station, a Grade II listed building. The site is not within a Settlement Envelope.

### The Application:

The application seeks listed building consent in relation to the improvement of the passenger platforms at Ridgmont Train Station. The application is made through an order made under the Transport and Works Act 1992 (East West Rail Bicester to Bedford Improvements Order). Any recommendation on this application for Listed Building Consent will also need to be referred to the Minister for a final decision. The Secretary of State will ultimately make the final decision on this application.

The proposed works principally relate to the extension of the railway platform, with



Transport

### **Other Representations:**

Neighbours                      No comments received.

### **Determining Issues:**

The main considerations of the application are;

1.        Affect on the Character and Appearance of the Area and the Listed Building
2.        Other Considerations

### **Considerations**

#### **1.    Affect on the Character and Appearance of the Area and the Listed Building**

The application site adjoins a Grade II listed Building (Ridgmont Station). The proposed works relate to the extension of the existing platforms (both platforms 1 and 2) for Ridgmont Station. As part of the works associated with this development, access steps are included at the end of each platform, in addition to lighting columns and palisade fencing to the rear of the platforms.

The application has been supported by a Heritage Statement. This identifies that:

*"The station's platforms are not of architectural interest, nor does their design or materials make a significant contribution to the setting of the station house. The platforms were raised, and therefore completely rebuilt, in the 20th century, and they contain no extant historic features other than an attractive timber and iron bench and picket fencing, of uncertain date, though likely to not have been original."*

It is accepted that the platforms have little architectural interest and there have been significant additions to the site surrounding the listed building. The proposed platform extension would be located over 40 metres away from the listed building and there is considered to be significant visual separation between the development and the listed building.

The application has been considered by a Conservation Officer, who has not raised an objection, concluding that the development would not have a detrimental impact on the setting and significance of the Grade II listed Ridgmont Station.

The proposed development is considered to lead to less than substantial harm to the listed building. Paragraph 196 of the NPPF identifies that:

*"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."*

It is considered that the proposed development would lead to substantial public benefit, in terms of improving the facilities of Ridgmont Station associated with the wider East - West Rail improvements. The public benefits are considered to outweigh any harm to the listed building.

## 2. Other Considerations

### Human Rights and Equality Act issues:

Based on information submitted there are no known issues raised in the context of Human Rights / The Equalities Act 2010 and as such there would be no relevant implications.

### Recommendation:

The Council support the application and refer it to the Secretary of State for a final decision, subject to the following conditions.

### RECOMMENDED CONDITIONS / REASONS

- 1 The works shall begin not later than three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 This consent relates only to the details shown on the submitted plans, numbers 6424353, 133735\_2D-EWR-RID-XX-DR-CA-016112 Rev.A01, 133735\_2D-EWR-RID-XX-DR-CA-016110 Rev.A01, 133735\_2D-EWR-RID-XX-DR-CA-016111 Rev.A01, 133735\_2D-EWR-RID-XX-DR-CA-016201 Rev.A01 and 133735\_2D-EWR-RID-XX-DR-CA-056020 Rev.A01.

Reason: To identify the approved plans and to avoid doubt.

### INFORMATIVE NOTES TO APPLICANT

		Tick Box
1	No member has requested that this application be referred to Committee	
2	Where the proposal is for major development and it is proposed to grant permission	There are no unresolved objections from the Town or Parish Council
		The application is not a departure from established planning policies
3	The application is not submitted by a member of the Council	
4	The application is not submitted by an officer of the Council	
5	The Council is not the Applicant	
6	The application is made under Regulation 3 or for development of the Council's own land and no representation has been made that is contrary to the recommendation, except where, in the case of an objection, this can be resolved by the imposition of conditions	

This application therefore complies with the criteria laid down for determination under **delegated** powers.