

PLANNING COMMITTEE – 5 OCTOBER 2021

Application No:	21/01902/DEM		
Proposal:	Notification for Prior Approval for demolition of the existing Seven Hills Community Centre and associated ancillary buildings		
Location:	Seven Hills, Quibells Lane, Newark On Trent, NG24 2FE		
Applicant:	Newark & Sherwood District Council - Mr Kevin Shutt		
Agent:	Lungfish Architects - Mr Andrew Hardcastle		
Registered:	02.09.2021	Target Date:	22.09.2021
		Extension of Time:	06.10.2021
Website link:	https://publicaccess.newark-sherwooddc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QYSRLCLBH8100		

The application is being referred to Planning Committee as Newark & Sherwood District Council are the applicant.

The Site

The site relates to a site containing temporary accommodation located within the urban area of Newark approximately 1km north of the town centre. The site forms part of the Housing Site 2 (Policy NUA/Ho/2) allocation within the Allocations and Management DPD.

The site is accessed to the south of Quibells Lane and contains a car park adjacent to its frontage. A warden's house is located adjacent to the car park area and the community centre/temporary accommodation predominantly consisting of a single story linear building, which wraps around the site to form a circular shape. Two mature trees are located adjacent to the site frontage and a wooded area is located to the rear of the site. A courtyard area within which pedestrian access to all of the accommodation is provided is within the central courtyard area of the site.

A public right of way runs along the eastern boundary of the site and connects to Hatchets Lane to the south. The rear gardens of residential properties located along Wolsey Road back onto this right of way. Residential properties along Hatchets Lane including those currently under construction under application no 21/00249/S73 are located to the south. Grassed areas/fields are located to the north and west of the site with the East Coast Mainline located approximately 60 metres to the south west of the site. An earth bund is located along the east boundary of the site. A freight business is also located at the bottom of Quibell's Lane to the west of the site.

In accordance with Environment Agency flood zone mapping the majority of the site is located in Flood Zone 2.

Relevant Planning History

21/02009/RMAM Application for approval of reserved matters following outline approval 20/02410/OUTM for a replacement facility – pending consideration

20/02410/OUTM Demolition of all existing buildings and replacement with new facility. To include 20 temporary accommodation units, and 1 communal building. Access to be relocated and footpath to be improved – permission 15.06.2021

01891483 Accommodation for homeless – 30 bedsits, warden house, stores and communal facilities – permission 08.01.1990

01880968 Erection of 42 houses, garages and associated engineering works – permission 08.03.1989

0181259 Housing development – permission 09.06.1981

The Proposal

Prior notification is sought for the demolition of all of the existing building on site which comprise the warden's house, community centre and temporary accommodation.

It is envisaged that the demolition would take place 8th November 2021 – 17th December 2021.

The following documents have been submitted in support of the application:

- Application Form Dated 31st August 2021
- Site Location Plan SHL-LFA-XX-ZZ-DR-A-6001 S1 P01
- Existing Site Plan SHL-LFA-XX-ZZ-DR-A-6000 S1 P01
- Copy of Site Notice
- Method Statement by Collins Demolition 24/08/2021
- Risk Assessment by Collins Demolition
- Construction Phase Health, Safety and Environmental Plan by Woodhead Group Date 27.08.21

Public Advertisement Procedure

The agent has submitted a copy of the notice of the proposed demolition, which has been posted for a period of 21 days by the applicant expiring on 30th September 2021 in accordance with the requirements of Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO).

Legislation

This is a Prior Notification application, submitted under Class B, Part 11, Schedule 2 of the GPDO. Therefore, the Development Plan is not applicable to this application.

Environmental Impact Assessment

Demolition is capable of being an 'urban development project' within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017. The development has therefore been subject of a separate screening opinion under application no 21/SCR/00007 which concludes that that the effects of the proposed demolition would not be so significant that they would be of more than local importance and an Environmental Impact Assessment (EIA) is not required.

Consultations

NSDC Environmental Health Officer (reactive) - No objection subject to condition relating to hours of delivery and demolition works, measures to minimize dust, removal of asbestos and no burning of waste.

Comments of the Business Manager

The developer must, before beginning the development apply to the Local Planning Authority for determination as to whether the prior approval of the authority is required as to the method of demolition and any proposed restoration of the site. It is important to note that the method of demolition and any proposed restoration of the site are the only matters relevant to the consideration of this prior notification application.

The submitted application form states that demolition is required to facilitate the redevelopment of the site. This is linked to the provision of a replacement temporary accommodation facility which benefits from outline planning permission (application no 20/02410/OUTM).

The method of demolition would comprise the manual strip out of domestic structures followed by the mechanical demolition of the structures. Suitable signage, warning the general public of heavy vehicle movements and a security guard would be present at the existing site entrance. A site manager would also be present to manage the day to day activities.

The Environmental Health Officer (EHO) raised no objection to the application on the basis of the details submitted with the application subject to conditions as set out in the 'Consultations' section above.

In terms of restoration, the spoil arising would be sorted into relevant piles and sent for recycling where possible. The applicant subsequently intends to redevelop the site through the submission of a reserved matters application pursuant to outline application no 20/02410/OUTM.

Subject to conditions, the proposed method of demolition and proposed restoration of the site is considered acceptable as proposed.

RECOMMENDATION

That prior approval is required and approved for the demolition of the buildings subject to the conditions and reasons shown below.

Conditions

01

The demolition shall not begin later than five years from the date of this approval.

Reason: In order to comply with Class B, Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).

02

The development shall be carried out in accordance with the details and measures submitted with the application including the Method Statement by Collins Demolition 24/08/2021 and Construction Phase Health, Safety and Environmental Plan by Woodhead Group Date 27.08.21. These measures include:

- suitable measures must be taken to minimise dust and dirt during the demolition and operation of the site using best practice methods.
- any Asbestos on site should be removed by an approved contractor in accordance with current legislation.
- no burning of waste on site.

Reason: To protect the amenity of the locality, especially for people living and/or working and in order to comply with Class B, Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).

03

Except for emergency works, to protect the amenities of occupiers of other premises in the vicinity, the hours for deliveries or for the demolition of the site buildings shall be restricted to:

Monday to Friday 08:00 to 18.00hrs, Saturday 08:00 to 13.00hrs only and no works on site on Sundays/Bank Holidays.

Reason: To protect the amenity of the locality, especially for people living and/or working and in order to comply with Class B, Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).

Note to Applicant

01

The prior notification application as submitted is acceptable. In issuing written notice that at such prior approval is not required, the District Planning Authority is implicitly working positively and proactively with the applicant. This is fully in accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended).

02

If crushing of demolition materials is to be carried out at the application site by the use of a mobile crusher, then under the Environmental Permitting Regulations 2016, an Environmental Permit is required. The permit would contain conditions designed to control how the crusher is operated so that any potential dust emissions are kept to a minimum. The applicant is required to submit a copy of the permit to NSDC Environmental Health for their approval prior to any crushing operations commencing on site. Furthermore, a schedule of works giving dates that crushing is intended to be carried out is also necessary so that an officer from this section is able to visit the site and observe the crusher in operation.

03

All bat species are protected by the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations (2017) (as amended). This legislation makes it illegal to intentionally or recklessly kill, injure or disturb any bat, or destroy their breeding places. If bats are disturbed during the proposed works, the legislation requires that work must be suspended and Natural England notified so that appropriate advice can be given to prevent the bats being harmed.

PAPERS

Application case file.

For further information, please contact Helen Marriott on ext 5793

All submission documents relating to this planning application can be found on the following website www.newark-sherwooddc.gov.uk.

Lisa Hughes
Business Manager – Planning Development