

PLANNING COMMITTEE – 10 MAY 2022

Application No:	22/00629/DEM		
Proposal:	Demolition of former NSDC Housing Office		
Location:	Hawtonville District Office, 77C Eton Avenue, Newark On Trent, NG24 4JH		
Applicant:	Mr Kevin Shutt - Newark and Sherwood District Council		
Agent:	Mr Ian Dick - SGA		
Registered:	31.03.2022	Target Date:	28.04.2022
			EOT: 17.05.2022
Website link:	https://publicaccess.newark-sherwooddc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R9ANTDLB0FZ00		

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

The Site

The application site contains the former Newark and Sherwood District Council housing office, located on the corner of Eton Avenue and Devon Road, Newark. The site is predominantly surrounded by residential development with some commercial properties to the north-west.

Relevant Planning History

01900943 - Residential Development. Application approved 16th January 1991;

01881111 - Erection of Local Housing Office. Application approved 9th January 1989.

The Proposal

This application seeks prior approval for determination of whether the method of demolition and any proposed restoration of the site is required. The proposal comprises the demolition of the single storey red brick office building. It is envisaged that the demolition would take place on/after the 26th May 2022.

The following documents have been submitted in support of the application (superseded documents not referenced):

- Application Form, received 31st March 2022;
- Site Location Plan, ref 529 SGA 35 SL DR A 00050 Rev P1. Received 25th March 2022;
- Existing Office & Site Photographs, ref 529 SGA 35 SL DR A 00051 Rev P1. Received 25th March 2022;
- Site Protection during demolition works, ref 529 SGA 35 SL DR A 00052 Rev P1. Received 25th March 2022;

- Demolition Statement, received 25th March 2022;
- Copy of Site Notice, posted 21st April 2022;
- Method Statement for Demolition Eton Avenue Local Housing Office, received 28th April 2022.

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 and will expire on 12th May 2022 in accordance with the requirements of Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). The requirements of this site notice are set out within paragraph F13 of Class B; the valid site notice was posted on the 21st April 2022 and therefore the Local Planning Authority has a period of 28 days to determine the application from the 21st April 2022.

Legislation

- Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

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 22/SCR/00006 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 Environmental Impact Assessment (EIA) is not required.

Consultations

Newark Town Council - No objection was raised to this application.

NSDC Environmental Health Officer (contamination) - No observations in relation to land contamination.

NSDC Environmental Health Officer (noise and dust) - no objections in principle, would recommend a demolition method statement/scheme is requested detailing demolition hours and how dust will be suppressed during the period of demolition.

I would recommend the following:

The development shall not be commenced until a scheme specifying the provisions to be made to control dust emanating from the site and all access and egress roads has been submitted to and approved in writing by the local planning authority. The agreed scheme shall then be implemented in full before the proposed development is started, including demolition and site clearance.

Comments of the Business Manager

The applicant has applied for determination as to whether or not prior approval of the authority is required for 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 approval application.

The submitted application form states that demolition is necessary as the building has been unused for approximately 2 years and fallen into disrepair. The method of demolition would comprise of mechanical and hand demolition. As noted within the consultation responses a method statement is required in order to reduce impacts in relation to dust. Therefore, it is considered by Officers that prior approval is required. On the understanding that Members will agree with this view, the applicant and agent have been advised of this and they have submitted a method statement providing further information including the use of water mist spray and heavy dust compression system which is confirmed meets the requirements set out by Environmental Health.

In terms of restoration, the site would be levelled to existing ground levels left clean.

Subject to compliance with the submitted 'Method Statement for Demolition Eton Avenue Local Housing Office' 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 building subject to:

- a) The condition(s) shown below; and**
- b) The Site Notice expiring on the 12th May 2022 with no further material comments being received.**

Conditions

01

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

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

02

The development shall be carried out in accordance with the details submitted with the application including the approved measures set out in the 'Method Statement for Demolition Eton Avenue Local Housing Office, received 28th April 2022.

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).

Note to Applicant

01

The application as submitted is acceptable. In granting permission without unnecessary delay the District Planning Authority is implicitly working positively and proactively with the applicant. This is fully in accordance with Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

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 (pollution@nsdc.info) 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.

BACKGROUND PAPERS

Application case file.

For further information, please contact Isabel Verheul on ext 5860

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

Committee Plan - 22/00629/DEM

