

**FORMER KNUTTON RECREATION CENTRE, HIGH STREET, KNUTTON
NEWCASTLE BOROUGH COUNCIL**

16/00804/DEM

The application is for a determination as to whether prior approval is required for the method of demolition of the former Knutton Recreation Centre, and any proposed restoration of the site.

The site lies within Newcastle and Kidsgrove Neighbourhood as indicated on the Local Development Framework Proposals Map.

Unless a decision on this application is communicated to the developer by the 21st October 2016 the development will be able to proceed as proposed. The application must be determined by the Planning Committee by reason of Regulation 10 of the Town and Country Planning General Regulations

RECOMMENDATIONS

- (a) That the Committee determine that PRIOR APPROVAL is REQUIRED**
- (b) Should the decision on (a) be that prior approval is required, the recommendation is to grant that approval, the works having to be carried out in accordance with the approved details, except to the extent that the LPA otherwise agree in writing**

Reason for Recommendation

Given the proximity of a large number of residential properties to the site it is appropriate to conclude that prior approval is required for the method of demolition of the buildings and the restoration of the site. On the basis of the submitted information and subject to consideration of the views of the Environmental Health Division there is no basis to refuse to grant prior approval as the method of demolition and restoration will not give rise to adverse impact on the amenity of residents.

KEY ISSUES

The application is for a determination as to whether prior approval is required for the method of demolition of the former Knutton Recreation Centre and the restoration of the site (of the demolished buildings). These are the only matters to be considered.

Is prior approval is required?

The requirement to apply for such a determination gives the Local Planning Authority the means of regulating the details of demolition in order to minimise its impact on local amenity. If prior approval is not required the development would still have to be carried out in accordance with the submitted details. Guidance previously advised that the Secretaries of State only consider prior approval appropriate where local planning authorities judge that a specific proposal is likely to have a *significant* impact on its surroundings. By reason of the proximity of the buildings to be demolished in this case to a large number of residential properties it is considered that prior approval for the method of demolition and restoration of the site is required in this case.

Should prior approval be granted?

The main issue for consideration in the determination as to whether prior approval should be granted are the amenities of local residents and businesses.

The intention is that the demolition will be undertaken within the site in a safe compound, with the roof being manually removed and using plant for the removal of the external walls. Such a method of demolition will limit the noise arising from the demolition of the buildings and subject to confirmation from the Environmental Health Division it is considered that the impact will not be unacceptable in this regard.

In respect of the restoration of the site, it is intended that the building will be demolished to slab level with demolition material disposed of off-site or crushed and used as hard-core if deemed practical and appropriate. Following demolition the site is to be securely fenced to protect the site prior to any future redevelopment of it. Such a method of restoration is considered acceptable given the site and buildings that are to be demolished. Given that the footplate of the building is surrounded by hard surfacing and the site is set back some considerable distance from the road, it is not considered necessary to require that the foundations of the building be removed, the site covered with topsoil and seeded with grass.

Subject to consideration of the views of the consultee, it is recommended that prior approval should be granted.

Policies and Proposals in the approved development plan relevant to this decision:-

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 (adopted 2009) (CSS)

CSP1: Design Quality

Newcastle-under-Lyme Local Plan 2011 (NLP)

None

Other Material Considerations include:

National Planning Policy

National Planning Policy Framework (March 2012)
National Planning Practice Guidance (March 2014)

Other material considerations include:

Relevant Planning History

None relevant.

Views of Consultees

Any views received from the **Environmental Health Division** will be reported.

Representations

The applicant has displayed a site notice near the site in accordance with the prior notification procedure set out in Class B of Part 11 to Schedule 2 of the Town and Country Planning (General Permitted Development) (Order) 2015. The notice should be in place for not less than 21 days, and this period ends on 15th October 2016.

Applicant/agent's submission

The application documents are available for inspection at the Guildhall as associated documents to the application via the following link <http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00804/DEM>

Background Papers

Planning File referred to
Planning Documents referred to

Date report prepared

27th September 2016