

This application is for the prior approval of the demolition of buildings associated with Newcastle Cemetery, as required by Class B, Part 11 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015.

The only matters that can be taken into consideration are the method of demolition of the buildings and the restoration of the site.

The Cemetery is located within the Urban Area of Newcastle as indicated by the Local Development Framework Proposals Map.

The statutory determination expires on the 2nd April 2020.

RECOMMENDATION

Prior Approval is Granted, subject to conditions to secure;

- **Demolition hours, and**
- **Dust mitigation measures**

Reason for Recommendation

The proposed method of demolition of the buildings and the restoration of the site are acceptable subject to conditions which mitigate the impact of the works on neighbouring residential amenity levels.

KEY ISSUES

Planning permission is not required for the demolition of the buildings as this is permitted under Class B Part 11 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015. However, a determination as to whether the prior approval of the Local Planning Authority (LPA) as to the method of demolition of the buildings and the restoration of the site has to be made.

The applicant has already been advised that the prior approval of the LPA is required, as to the method of demolition of the buildings and the restoration of the site, due to the proximity to neighbouring residential properties on Balcombe Close. Therefore the only matter now for consideration is whether prior approval for the method of demolition of the buildings and the restoration of the site is granted or not.

Should prior approval be granted?

The application is to demolish an existing mortuary and toilet block that are no longer in use.

The buildings to be demolished are located in close proximity to neighbouring residential properties on Balcombe Close.

Information on the demolition of the buildings has been submitted to support the application and sets out that the demolition will be to ground level and the method of demolition will be via 360 demolition. A pulveriser will then break up the concrete roof and the rubble will then be removed (off site) to a transfer station.

Taking into account the scale of the demolition the details of the methodology of the demolition are considered appropriate.

The Environmental Health Division (EHD) has requested two conditions which would control the hours of demolition and dust mitigation measures.

Due to the proximity of neighbouring properties on Balcombe Close it is considered necessary to impose the conditions advised by EHD to mitigate the impact of the demolition work so that it is kept to a minimum.

In respect of the restoration of the site there are limited details provided but all buildings and hardstanding will be removed. No significant concerns are raised in this respect.

On the basis of the above and subject to conditions the advice of officers is that prior approval should be granted for the method of demolition of the buildings and the restoration of the site.

APPENDIX

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

[Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy \(CSS\) 2006-2026](#)

Policy CSP1: Design Quality

[Newcastle-under-Lyme Local Plan \(NLP\) 2011](#)

None

Other material considerations include:

[National Planning Policy Framework](#) (February 2019)

[Planning Practice Guidance](#) (PPG) (2018)

[Relevant Planning History](#)

None

[Views of Consultees](#)

The **Environmental Health Division** raises no objections subject to conditions.

The Council's **Urban Design and Conservation Officer** has no observations to make.

[Representations](#)

One letter of support has been received indicating that the demolition of the buildings are long overdue because they are structurally unsafe and an eyesore for neighbours and cemetery visitors and a haven for rough sleepers. They are also the subject of anti-social behaviour and crime.

[Applicant/agent's submission](#)

The application has been supported by a Heritage Statement. The submitted documents and plans are available for inspection at Castle House or on the Councils website by following this link;
<https://publicaccess.newcastle-staffs.gov.uk/online-applications/plan/20/00088/DEEM3>

[Background Papers](#)

Planning file and the Development Plan

[Date report prepared](#)

16th March 2020