

**CLOUGH HALL PARK BOWLS PAVILION, CLOUGH HALL PARK, KIDSGROVE  
NEWCASTLE BOROUGH COUNCIL 20/01089/DEEM3**

The application is for a determination as to whether prior approval is required for the method of demolition of the Clough Hall Park Bowls Pavilion, and any proposed restoration of the site.

The site lies within the Urban Area of Kidsgrove as indicated on the Local Development Framework Proposals Map.

**The 8 week period for the determination of this application expires on the 9<sup>th</sup> February 2021.**

**RECOMMENDATIONS**

**PRIOR APPROVAL is GRANTED with no conditions**

**Reason for Recommendation**

In light of the submitted information there is no basis upon which 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 Bowls Pavilion.

**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. Current national guidance indicates that statutory requirements relating to prior approval are much less prescriptive than those relating to planning applications. This is deliberate, as prior approval is a light touch process where the principle of development has already been established.

By reason of its location within an area of public open space it has been determined 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 issues for consideration in the determination as to whether prior approval should be granted are the amenities of local residents (insofar as the method of restoration is concerned) and visual amenity (insofar as any proposed restoration of the site).

The application form indicates that the building will be demolished by machine following asbestos removal and soft strip. The methodology of the demolition is considered appropriate.

The building is within Clough Hall Park which is surrounded by residential properties but at sufficient distance to ensure that no adverse impact to residential amenity should arise. The demolition works will have some impact on the enjoyment of those using the Park but not to the extent that a refusal on amenity grounds could be justified.

The indication is that all material will be removed from site by a licensed contractor and that the site will then be made good so that it is in keeping with the Park. In light of this information it is considered that it would not harm visual amenity.

## **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](#)

CSP1: Design Quality

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

None

### **Other Material Considerations include:**

[National Planning Policy](#)

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

[Planning Practice Guidance \(2014 as updated\)](#)

### **Other material considerations include:**

[Relevant Planning History](#)

None

[Views of Consultees](#)

The **Environmental Health Division** raise no objections.

No comments have been received from **Kidsgrove Town Council** and given that the date for comment has passed, it must be assumed that they have no comments to make.

### **Representations**

The applicant has displayed a site notice near the site in accordance with the prior notification procedure set out in Class A of Part 31 to Schedule 2 of the Town and Country Planning (General Permitted Development) (Order) 1995.

### **Applicant/agent's submission**

All of the application documents can be viewed on the Council's website using the following link:  
<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/01089/DEEM3>

### **Background Papers**

Planning File referred to  
Planning Documents referred to

### **Date report prepared**

19<sup>th</sup> January 2021