

The application is for a determination as to whether prior approval is required for the method of demolition of the former Civic Offices and associated structures.

The site lies within Newcastle Town Centre as indicated on the Local Development Framework Proposals Map, and close to the boundary of the Newcastle Town Centre Conservation Area.

The 8 week period for the determination of this application expires on the 12th October 2021.

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 prominent location of the site in views from the Town Centre Conservation Area and the ring road 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 and businesses.

KEY ISSUES

The application is for a determination as to whether prior approval is required for the method of demolition of the former Civic Offices and associated structures, and the restoration of the site.

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. National guidance indicates Prior approval is only required where local planning authorities judge that a specific proposal is likely to have a *significant* impact on its surroundings.

By reason of the considerable scale of the building which can be seen from Liverpool Road, Corporation Street, Merrial Street and Ryecroft (the Ring Road), 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 majority of the demolition will be undertaken mechanically from within the site, using a high reach excavator. The site is already enclosed by a hoarding which will assist in reducing the impact of the demolition works.

Whilst the site is not within the Town Centre Conservation Area, it is visible in views from the Conservation Area from Merrial Street and the High Street. The site is also prominent from the Ring

Road. Demolition material is to be crushed and re-used on site to create a stoned area for future development. Any surplus material will be taken off site for re-use/recycling. Such restoration will limit the visual impact of the restored site to an acceptable minimum, even when taking into consideration the requirement to preserve and enhance the Conservation Area where the site would be visible from. In addition the retention of the hoarding until the site is re-developed would also be visually acceptable.

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

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

CSP2: Historic Environment

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

B9: Prevention of Harm to Conservation Areas

B10: The Requirement to Preserve or Enhance the Character or Appearance of a Conservation Area

B14: Development in or Adjoining the Boundary of Conservation Areas

Other Material Considerations include:

National Planning Policy

[National Planning Policy Framework \(2021\)](#)

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

Other material considerations include:

Relevant Planning History

None

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 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/21/00908/DEM>

Background Papers

Planning File referred to

Planning Documents referred to

Date report prepared

24th September 2021