

**CHESTERTON BOWLS AND STORE, CHESTERTON PARK, KING STREET  
NEWCASTLE BOROUGH COUNCIL 22/00047/DEEM3**

The application is for a determination as to whether prior approval is required for the method of demolition of the bowls and store building at Chesterton Park and any proposed restoration of the site.

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

**The 8 week period for the determination of this application expires on the 7<sup>th</sup> March 2022.**

**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 and store building.

**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 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 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 demolition 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 followed by clearing the site for future development. The methodology of the demolition is considered appropriate.

The building is within Chesterton 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 (2021)

Planning Practice Guidance (2019 as updated)

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

Relevant Planning History

02/00632/DEEM3 - Alterations to roof and alterations to external elevations to improve security on bowling pavilion – permitted

07/00605/FUL – Landscaping Works – permitted

08/00354/DEEM3 - Construction of replacement public pavilion containing public toilets, community room, park attendant office and café – permitted

09/00333/REM - Approval of reserved matters for the construction of replacement public pavilion containing public toilets, community room, park attendant office and café – permitted

10/00176/REM - Approval of reserved matters for the construction of replacement public pavilion containing public toilets, community room, park attendant office and café – permitted

13/00192/FUL - Demolition of builders yard and erection of 4 dwellings and formation of new accesses -permitted

95/00771/DEEM – Erection of Memorial – permitted

97/00468/DEEM - Construction of car park, construction of pedestrian access and erection of fence

N10853 - Erection of Pavilion – permitted

Views of Consultees

No representations have been received from the **Environmental Health Division**

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/22/00047/DEEM3>

**Background Papers**

Planning File referred to  
Planning Documents referred to

**Date report prepared**

10<sup>th</sup> February 2022