

1 Site Description

2 Planning History

3 Proposal

4 Policy Considerations

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No comments received

Southern Water

No comments received

Environment Agency

No comments received

Estates

No comment with regard to the proposals.

Building Control

Section 80 Demolition Notice service on HBC Building Control and Section 81 issued on R. Collard Ltd (app no. 16/06827/DEM)

Environmental Health

I would recommend that during all below ground works, the principle contractor implement & observe a robust watching brief for the presence of contamination (identifiable by visual / olfactory means). In particular, noting the presence of any buried asbestos containing materials, oils & fuels. Where identified, these materials should be left undisturbed until a suitable investigation can be carried out to characterise the nature and extent of the deposit / plume.

Nuisance (Dust / Noise)

The demolition method statement makes several provisions key to the minimisation of nuisance. On boundary treatment, hoarding would be recommended over fencing - with benefits over fencing including the minimisation of visual impact, control of dust, and damping of minor noise.

I note the content of section 4.3 & the following statement from page 5:

"All demolition, processing and concrete/masonry cutting works are to be damped down to act as a dust suppressant during the works. Working from one end to the other in a systematic bay by bay and section by section manner. Noisy works will only be permitted within normal working hours to minimise disruption to neighbouring properties. All neighbouring properties will be notified of the demolition works prior to them taking place and kept informed throughout the works."

Provided the works are progressed in general accordance with the above, I do not anticipate any significant nuisance issues. On this basis, I have no adverse comments to make.

Economic Development

No comments received

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Whether Prior Approval is required

(i) Principle of development

Following a legal decision local planning authorities are required to receive notification of any demolition. This enables the authority to consider whether the building is of listable quality, and to control the manner in which the demolition is to be undertaken.

(ii) Whether Prior Approval is required

The application relates to the demolition of buildings as set out above, the buildings are of modern construction and are not considered worthy of listing. The site is not located within an identified archaeological area.

The removal of the building will be subject to compliance with the Building regulations and any other appropriate legislation such as the removal of asbestos.

Whilst there are trees close to the buildings, there is hardstanding around the buildings and it is considered that the works should not impact on trees providing that they are appropriately carried out.

The Environmental Health Officer has assessed the proposals and raised no objections. An informative is recommended to alert the applicant to operational requirements.

The site is set off residential properties and it is not anticipated that the works are likely to have an unacceptable impact on residents from noise/dust or other pollutants subject to the details in the Outline Demolition Method Statement being adhered to.

8 Conclusion

In conclusion it is considered that prior approval is not required for the proposed demolition and that consent can be granted.

9 RECOMMENDATION:

That the Head of Planning be authorised to for application APP/16/00940

(A) subject to the following conditions

- 1 The development shall be carried out within a period of five years from the date of this decision.

Reason: In accordance with The Town and Country Planning (General Permitted Development Order) 2015.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plan OS Licence Number 100022432

Letter ref: TR/Q50529 Quod

Outline Demolition Method Statement July 2015

Reason: - To ensure provision of a satisfactory development.