

APPLICATION NO.	P12/V2257/D
APPLICATION TYPE	DEMOLITION NOTIFICATION
REGISTERED	25.10.2012
PARISH	WATCHFIELD
WARD MEMBER(S)	Elaine Ware, Simon Howell
APPLICANT	CCS Developments LLP
SITE	Cowan's Camp Depot, High Street, Watchfield, SN6 8TE
PROPOSAL	Prior notification for demolition of buildings.
AMENDMENTS	None
GRID REFERENCE	424180/190419
OFFICER	Martin Deans

1.0 INTRODUCTION

- 1.1 This site is seven hectares in area and is a mixed brownfield and greenfield site on the northern edge of the village. The site comprises the “buffer” land between the village proper and A420.
- 1.2 The site has been the subject of outline and reserved matters applications for 100 homes, a 50-bed care unit and a 17-bed adult close-care facility. The reserved matters application was granted planning permission on 17 April 2014. A village green application was lodged in 2013 and, in July 2014, was dismissed after a public inquiry. All pre-commencement planning conditions have now been discharged, and commencement of development has taken place in the form of highways works. The site location plan is **attached** at appendix 1.
- 1.3 This application is a prior notification for the demolition of the existing buildings on the site. Demolition of the buildings is permitted development (in other words, does not require formal planning permission), but the developers are required to apply for a determination as to whether prior approval of the council is required for the method of demolition.
- 1.4 The prior notification was submitted in parallel with the outline planning application for the residential development of the site, including the demolition of the existing buildings (ref P12/V2283/O). Many of the issues raised by responses to the prior notification were raised as part of the consideration of the outline planning application. The outline planning application was granted planning permission on 16 May 2013.
- 1.5 The application has been brought to committee due to an objection from Watchfield Parish Council.

2.0 PROPOSAL

- 2.1 This application relates to the demolition of the existing collection of pre-war buildings, constructed by the MOD. The buildings are not the subject of any special planning designation and are of no architectural merit. The demolition of the structures is necessary to facilitate the delivery of the permitted new homes and employment.
- 2.2 The method of demolition is contained in a detailed report submitted with the application.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Watchfield Parish Council – Object for the reasons **attached** at appendix 2.

3.2 Neighbours – Six letters of objection have been submitted covering the following grounds:-

- The dangers presented by the presence of asbestos in the buildings
- The impact of the works on protected species on the site
- The impact of traffic associated with the demolition
- Noise, dust and other forms of pollution

4.0 RELEVANT PLANNING HISTORY

4.1 P12/V2283/O – Permitted (16/05/2013)

Residential development for up to 100 dwellings; provision of Extra Care Housing comprising 50 No. apartments to meet the needs of the elderly (Class C2); provision of two Learning Disability Homes comprising 17 No. bedrooms in total (Class C2); together with means of access

P13/V2359/RM – Permitted (17/04/2014)

Reserved Matters application following Outline permission P12/V2283/O

5.0 POLICY & GUIDANCE

5.1 As this is not a planning application, local plan policies do not apply.

6.0 PLANNING CONSIDERATIONS

6.1 The sole issue to be considered is whether the prior approval of the council is required for the method of demolition. The submitted report on how the demolition is to take place deals with the acknowledged presence of asbestos in the buildings and proposes that the extent and nature of the material is first surveyed, and then a contractor experienced in asbestos removal undertake the works. The purpose is to ensure there is no adverse impact on local residents or the environment.

6.2 In terms of other potential areas of pollution, the document states that regular assessments of noise, dust and vibration will be undertaken in accordance with relevant British Standards to ensure that no significant environmental issues arise. Other dust suppression techniques include the use of water sprays to dampen material, the wheel washing and sealing of all vehicles before leaving site and the enclosure of the site with a solid hoarding.

6.3 The information is in sufficient detail to give officers confidence that the demolition process should be controlled to minimise disruption to local residents.

6.4 In terms of the impact on protected species, the developers have legal responsibilities under separate legislation. As part of the planning application procedure, the requirement for the treatment and translocation of sensitive/protected species of bats and great crested newts has been identified. Express approval from Natural England is required for such works as the species are protected by the Conservation of Habitats and Species Regulations 2010. Such consents are now in place, and translocation works are actively underway on site.

6.5 The use of conditions to secure or compel works that reside outside planning legislation is unreasonable or *ultra vires*. Noting this, it is suggested that two informatives are appended to ensure works take place in accordance with external consents and reports.

7.0 **CONCLUSION**

7.1 Given the information that has been submitted in the demolition report, officers are satisfied that the demolition will proceed with minimal effect on local residents and the environment. Consequently, it is not considered that the council should require the prior approval of any further information.

8.0 **RECOMMENDATION**

To agree that there is sufficient information for prior approval to be agreed.

No conditions, 2 Informatives

1 : Protection of bats – in accordance with Conservation of Habitats regulations .

2 : Great Crested Newts – to refer to Natural England consents.

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