

Parish: Northallerton
Ward: Northallerton North and Brompton
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Committee Date: 22 June 2017
Officer dealing: Mr Peter Jones
Target Date: 13 July 2017

17/01189/DPA

**Demolition of portal clad, steel framed building
at Unit 7, County Business Park, Darlington Road, Northallerton
for Hambleton District Council**

This application is referred to Planning Committee for decision because the Council is the applicant

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 This application is a notification for prior approval under Part 11, Class B of the General Permitted Development Order for the demolition of a steel portal framed building which currently houses Green Farm Supplies.
- 1.2 The site is located within the County Business Park, accessed off Darlington Road.
- 1.3 Full planning permission is not required in these circumstances as the works are considered to be Permitted Development. However, the notification allows the Local Planning Authority to consider whether the method of demolition and any proposed restoration of the site require detailed control.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 None.

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development
Development Policies DP1 - Protecting amenity
National Planning Policy Framework

4.0 REPRESENTATIONS AND CONSULTATIONS

- 4.1 Northallerton Town Council –
- 4.2 Highway Authority –
- 4.3 Environmental Health Officer – No objections.
- 4.4 Public comments - The application was advertised by site notice on the 16 May 2017 and expired on the 06 June.

5.0 OBSERVATIONS

- 5.1 The notification procedure gives powers to the Local Planning Authority for the prior approval of works and programmes for demolition works and those powers refer to the method of demolition and any proposed restoration of the site.

- 5.2 In view of this narrow legislative scope, in this case the main issues are considered to be the potential impact on amenity in terms of dust, noise and ground borne vibration
- 5.3 A planning application for the demolition of buildings in employment use without replacement would give rise to questions concerning policies intended to safeguard employment land and uses. Such considerations are beyond the scope of controls in this instance, which are limited to the method of demolition and any proposed restoration of the site. However, the demolition is intended to make way for additional parking for the Evolution Business Centre and therefore supports employment.

Amenity

- 5.4 The site is located close to a number of workplaces which could be noise sensitive. However, it would be unreasonable to seek to prevent demolition on account of the noise it might cause; if there is potential for significant noise it might warrant the imposition of appropriate planning conditions. Furthermore, the site is within an industrial estate, where there are a number of relatively noisy uses. The scale and form of building to be demolished is not such that the demolition operations are likely to lead to a loss of amenity to the occupiers of any neighbouring property.
- 5.5 The demolition has the potential to create dust which could detrimentally impact on the amenity of nearby occupiers. However, the demolition contractor can be required to provide a mitigation plan to ensure that dust levels are kept within a tolerable level prior to commencement of works.
- 5.6 Dust, Noise and Vibration controls can be presented in the demolition contractor's method statement and included in their Environmental Management Plan, which would form part of the demolition contract.

6.0 RECOMMENDATION

- 6.1 That subject to the receipt of any outstanding consultations Prior Approval is **GRANTED** for the demolition of the building, subject to the following conditions:
1. The works proposed within the Notification shall be carried out within a period of five years from the date of this decision.
 2. No demolition shall take place until a Demolition Method Statement has been submitted to, and approved in writing by, the Local Planning. The approved statement shall be adhered to throughout the demolition. The statement shall provide for the following: (a) access to the site for HGVs and plant and materials; (b) the parking of vehicles of site operatives and visitors; (c) loading and unloading of plant, materials and debris; (d) storage of plant, materials and debris arising from the demolition the development; (e) erection and maintenance of security hoarding where appropriate; (f) wheel washing facilities; (g) measures to control the emission of dust and dirt during demolition; and (h) HGV timing/routing to avoid sensitive areas.

Reasons:

1. To ensure compliance with Section 91 of the Town and Country Planning Act 1990.
2. To protect the amenity of the locality especially for people living and/or working nearby, in accordance with Local Planning Policy.

Informatives:

1. In order to comply with the above condition, the Demolition Method Statement should comply with guidance found in BS5228 Noise Vibration and Control on Construction and Open Sites.
2. To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities.