

DEVELOPMENT CONTROL COMMITTEE

**WEDNESDAY, 3RD SEPTEMBER 2014, 6.30 PM
COUNCIL CHAMBER, TOWN HALL, CHORLEY**

The Chair has accepted the following report as a late urgent item for the Development Control Committee for the reason that the notification of demolition application, which was received on the 21 August 2014, has been made by the Council (Property Services) and relates to Council land. The application requires determination within 28 days of receipt of the application. Therefore leaving the application until the next meeting of the Development Control Committee on the 30 September 2014 would result in the decision being made after the expiry of 28 days.

Agenda No Item

7 ANY URGENT BUSINESS PREVIOUSLY AGREED WITH THE CHAIR

**7A 14/00916/DEMCON - 2 THIRLMERE ROAD, CHORLEY, PR7
 2JH**

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GARY HALL
CHIEF EXECUTIVE

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14/00916/DEMCON

Case Officer David Stirzaker
Ward Chorley South West
Proposal Application for prior determination of the proposed demolition of 2 Thirlmere Road
Location 2 Thirlmere Road, Chorley, PR7 2JH
Applicant Property Services, Chorley Council
Consultation expiry: N/A
Decision due by: 17th September 2014

Delegated		Delegated following Chairs Brief		Committee	
Date:					

	Case Officer	Authorising Officer
	DS	
Date	1 st September 2014	

Recommendation
Prior Approval Not Required

Executive Summary

The main issues to consider are whether the prior approval of the local planning authority will be required for the method of demolition and any proposed restoration of the site. The actual demolition of the 2 Thirlmere Road is not for consideration. It is considered that the prior approval of the local planning authority is not required for the proposed demolition of 2 Thirlmere Road and the restoration of the site.

Representations

No representations have been received from local residents.

Consultees

Consultee	Summary of Comments received
No consultations necessary	N/A

Proposal

1. The Council is seeking a determination as to whether the prior approval for the demolition of 2 Thirlmere Road, Chorley is required. The property comprises a two storey building which was last used as a children's care home. Works are scheduled to start on 27th October 2014 and run until 21st November 2014.
2. The application is therefore for the notification of intention to carry out permitted development under Part 31 (Demolition of Buildings) Class A.2 (b) of the General Permitted Development Order 1995 (as amended).
3. This application is being reported to Development Control Committee for determination as it relates to land owned by the Council and as such falls outside the Council's Scheme of Delegation.

Recommendation

4. Prior approval of the local planning authority is not required for the proposed demolition or restoration of the site.

Main Issues

5. This prior approval application seeks permission as to whether the prior approval of the local planning authority will be required for the method of demolition and any proposed restoration of the site. The actual demolition of the 2 Thirlmere Road is not for consideration.
6. Circular 10/95 is clear that only in cases where a proposal is likely to have a significant impact on the surroundings should it be necessary to require the formal submission of details for approval.

Representations

7. To date, no letters of representation have been received concerning this prior determination application.

Consultations

8. None required

AssessmentBackground information

9. Under the requirements of Part 31 Class A.2 (b) 'Demolition of Buildings' of the General Permitted Development Order 1995, the applicant is required to give a written description of the proposed development and to display a site notice on or near the land on which the building to be demolished is sited for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority.
10. The applicant has stated in their application form that the demolition of 2 Thirlmere Road is required to facilitate the provision of affordable housing on the site. Details of the site notice that is displayed have also been included in the submission.
11. To this end the applicant has complied with the relevant criteria and has given the necessary 21 days notice.
12. The existing building is not listed, nor is it 'locally important' and aesthetically, is of the same style as the properties on Thirlmere Road. The building is uninhabited and has been for some time although it is weather tight. The ground floor window and door openings have been infilled with concrete block work whilst the first floor windows have been boarded up with plywood sheeting. The roof is also showing some signs of deterioration through lack of maintenance and as such, the building has a harmful impact on the character and appearance of the local area.

13. Demolition of the building will therefore improve the character of the local area in the short term and ultimately will be the first stage in the redevelopment of the site whereby affordable housing is to be provided, subject to the submission and favourable consideration of a planning application.

Method of demolition and site restoration

14. The applicant has confirmed that the gable end adjacent to 4 Thirlmere Road will be carefully taken down first by hand and a soft strip will be undertaken prior to demolition of the building by an excavator. This will be under the control of a banksman at all times and the slab and foundations will be broken up by an excavator thereafter. Property Services have also confirmed that the contract to demolish the building will stipulate that demolition works can only take place between the hours of 8am and 5pm and that no works can be undertaken on weekends.
15. Prior to works commencing heras fencing will be erected around the site and will remain in place until the site is handed over to the future developer. All materials arising from the demolition works will be removed from the site and the site will be left levelled at the existing ground level in preparation for any future residential development, subject to submission and consideration of a planning application.
16. As such, it is considered that the property can be demolished and the prior approval of the authority is not required for the method of demolition or site restoration.

Overall Conclusion

17. The proposal is permitted development under Class A2 (b) Part 31 of Schedule 2 of the Town and Country Planning (GPDO) (Amendment) (England) Order 2001.

Planning History

Reference	Description	Decision	Date
87/00306/FUL	New vehicular access and provision of parking	Granted Planning Permission	19.06.1987



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2 Thirlmere Road Chorley PR7 2JH



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