DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0822/22/DEM
Proposal: Application for prior approval under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015, for the proposed demolition of the pharmacy building at South Tyneside District Hospital.
Location: Pharmacy
South Tyneside District Hospital
Harton Lane
South Shields
NE34 0PL

Description of the site and of the proposals

Before exercising a permitted development right to demolish a building under Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), the developer is required to apply to the Local Planning Authority for a determination of whether the prior approval of the authority will be required as to the method of the proposed demolition and any proposed restoration of the site.

The building is sited towards the centre of the Hospital complex and is a pre-fabricated building dating from 1968. Demolition is required as the building is currently vacant, in a poor state of repair, and it will be replaced by a new modern Pharmacy building. Following the demolition of the building, the vacant plot will be finished with top soil and seeded. Waste material will be sorted for recycling. Non-recyclable materials will be taken to land fill sites for disposal.

As required by the GPDO, the applicant was required to erect the appropriate site notice informing the public of the proposed demolition works. A copy of the site notice was submitted with the application. A photograph of the site notice (dated 26th September 2022) has been submitted with the application and the case officer visited the site on 3rd January 2023 and viewed the site notice in situ. It is therefore considered that the application has been appropriately publicised.

Publicity / Consultations

1) Neighbour responses

N/A

2) Other Consultee responses

N/A

Assessment

Part 11 Class B of the Town and Country Planning (General Permitted Development) Order 2015 outlines the need for an applicant to apply to the Local Planning Authority for a determination of whether its prior approval will be required for the proposed method of demolition and any proposed restoration of the site. This gives the Local Planning Authority the means of regulating the details of demolition in order to minimise the impact on local amenity. This procedure does not allow for the consideration of the principle of demolition or the loss of the buildings, merely the methods of demolition and site restoration.

There is no planning history of direct relevance to the determination of this application.

The proposed method of demolition would be appropriate given the scale of the buildings. The proposed method of site restoration would also be acceptable, leaving the site in a tidy condition.

It is considered that given the nature and scale of the proposed demolition work that prior approval is required. However, it is considered that the proposed method of demolition and site restoration would be acceptable. It is therefore recommended that although prior approval is required, it is hereby approved.

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

Recommendation

Prior Approval Required & Given

Case officer: Adam Williamson
Date: 03/01/2023

Authorised Signatory: Geoff Horsman
Date: 03/01/2023

«END»