DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0326/23/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 demolition of The Customspace
Location: THE CUSTOMSPACE (former Tyne Dock Youth Centre)
The Captains Row
South Shields
South Tyneside
NE33 5AS

Description of the site and of the proposals

Before exercising a permitted development right to demolish a building under Part 11 Class B 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 a former Youth Centre, Special Needs Centre and Performing Arts Centre located within a predominantly residential area. The building is constructed from masonry external walls with a mix of rendered panels and uPVC cladding. The agent has stated that the building is vacant, in a poor state of repair and is attracting anti-social behavior. Following the demolition of the building, the vacant plot will be finished with topsoil 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 13th April 2023) has been submitted with the application and the case officer visited the site on 12th May 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 Schedule 2 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 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 building. 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 (and with the following conditions being included on the decision notice):

1. The demolition is carried out within five years of the date of this decision.
2. The demolition is carried out in accordance with the submitted details, as included within application form received 25/04/2023.

Case officer: Adam Williamson
Date: 15/05/2023

Authorised Signatory: *G. Simmonette*
Date: 15/05/2023

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