DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0222/24/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 proposed demolition of Former Temple Park Infants School
Location: Former Temple Park Infants School
Rubens Avenue
South Shields
NE34 8JU

Site Visit Made: 11.04.2024

Relevant policies/SPDs

N/A

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) (England) 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 application proposal is to demolish the Former Temple Park Infants School. Submitted details state that the proposed demolition works would be demolished using sequential demolition techniques using hand tools, power tools, mechanical plant and 360 excavator machine. Dust, noise and vibration suppression methods would be used throughout the demolition works. The demolition is required as the property is surplus to the Council's requirements.

The demolition of the building is required to allow for the future redevelopment of the site, which would be subject to a separate planning application. As set out in the application form, following the demolition the buildings and area of hardstanding, access roads, footpaths and playground areas will be finished with cultivated top soil and grass seed, graded to the existing finished ground levels.

As required by the GDPO, 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 displayed (dated 8th April 2024) was submitted with the application. It is therefore considered that the application has been appropriately publicised, and no public comments were received.

Publicity / Consultations (Expiry date 29.04.2024)

1) Neighbour responses

N/A

2) Other Consultee responses

Environmental Protection Officer: No comments.
Environment Agency: No comments received.
Northumbrian Water: No comments received.

Assessment

As set out above, Part 11 Class B of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) outlines the need for an applicant to apply to the Local Planning Authority for a determination of whether 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 for the determination of this application.

The proposed method of demolition would be appropriate given the scale of the building to be demolished. The proposed method of site restoration would 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 and Granted (and with the following conditions being included on the decision notice)

Conditions

1. The demolition works hereby approved shall be carried out within five years of the date of this decision.

   As required by Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

2. The demolition works hereby approved shall be carried out in full accordance with the submitted details as set out within the application form dated and received 05.04.2024.

   In the interest of visual and residential amenity in accordance with Policy DM1 of the South Tyneside Local Development Framework.

List of plans for standard note

Application form dated 05.04.2024 – received 05.04.2024

Cover letter dated 05.04.2024 – received 05.04.2024

Case officer: Casey Scott
Signed: C.Scott
Date: 29.04.2024

Authorised Signatory: H. Lynch
Date: 30-04-2024