

Recommendation Report for**REF NO:** F/27/17/DEM**LOCATION:** HM Ford Prison
Ford Road
Ford**PROPOSAL:** Demolition of disused wooden building.**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

This application is a prior notification under the Town and Country Planning Act (General Permitted Development) Order 1995 as amended Part 31 to determine whether the Local Planning Authority have any objections with regard to the method of demolition and any proposed restoration of the site. This now forms Part 11, Class B of General Permitted Development Order 2015. The Local Planning Authority have 28 days to consider the application. If no response is received by the applicant within this period the applicant can proceed with the development. This period expires on 16-10-2017.

The application is the Prior Notification for the demolition of 2 disused wooden buildings.

SITE AREA

N/A

RESIDENTIAL DEVELOPMENT DENSITY

N/A

TOPOGRAPHY

Predominantly flat

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

Metal fencing along road frontage to approx. 2m height. Site is enclosed by heras fencing.

SITE CHARACTERISTICS

Single storey painted timber buildings which are visually deteriorating.

CHARACTER OF LOCALITY

Predominantly rural. Building is located within the prison boundaries adjacent to the road frontage.

RELEVANT SITE HISTORY

F/14/11/NMA

Application for a non-material amendment

Approve

report

	following a grant of planning permission F/15/10/ to raise the eaves height & reduce the roof pitch	22-06-2011
F/13/11/	Replacement amenity, association & induction prison building	ApproveConditionally 22-07-2011
F/23/11/	Replace perimeter fencing for additional security	ApproveConditionally 11-10-2011

REPRESENTATIONS

Representations received:

None

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Outside Built Up Area Boundary
Classified Road

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#)

PLANNING POLICY GUIDANCE

POLICY COMMENTARY

N/A

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The planning legislation relating to the demolition of buildings such as this is Part 31 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) where an application to the Local Planning Authority is needed to assess the requirement of a prior approval notice detailing the method of demolition as per Part 31. This now forms Part 11, Class B of General Permitted Development Order 2015.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposal would involve the demolition of the existing buildings and clearance of the site.

This is a prior notification for the method of demolition of 2 timber buildings at HM Ford Prison Ford Road in accordance with Part 11, Class B of General Permitted Development Order 2015. In addition to the method of demolition, details are required for restoring the site. These are the only matters to be considered.

The reason for the Demolition is not a consideration here under a demolition prior notification and is a matter for the applicant. The nearest private residence to the dwelling house proposed for demolition is within 35 metres to the north east. There would be no visual or noise buffers, other than trees, but any nuisance resulting would be controlled by other legislation. The application details make no reference to the potential that the demolition has to generate noise, vibration and air quality (dust) pollution and general nuisance associated with the dismantling and removal of materials from the site. No safeguards have been included in the application regarding restrictions to be imposed on the appointed contractors to reduce potential impacts such as damping down to suppress dust and dismantling rather than demolition, or the length of time it is anticipated that the works will last. There is also no reference to where contractor vehicles would park or how they would enter the site.

On the basis of the likely temporary nature of the works and its detached nature it is not considered that the works will result in significant environmental effects or meet the criteria in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and screening is not therefore required.

Details of the method of demolition have not been provided or restoration. As such it is considered that an objection should be made to the proposed demolition

RECOMMENDATION

OBJECTION

- 1 The applicant has failed to provide a statement outlining the method of demolition of the premises and any proposed restoration of the site. Without one the Council is not satisfied that there will be no unacceptable adverse impact on residential amenity and highway/pedestrian safety.