

Recommendation Report for

REF NO: P/131/17/DEM

LOCATION: Middle & Wallies Barn
Park Farm
Lower Bognor Road
Lagness

PROPOSAL: Notification for prior approval for demolition of 2 No. barns.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application is a prior notification under the Town and Country Planning Act (General Permitted Development) Order 2015 (as amended), Schedule 2, Part 11, Class B.2 (b) (iv) to determine whether the Local Planning Authority has any objections with regard to the method of demolition and any proposed restoration of the site.

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 25-12-2017.

The application is the Prior Notification for the demolition of two barns which is currently vacant. The applicant has provided a Method Statement which sets out the following:

Site Security:

- * The front & return side boundaries of the site will be secured with 1.8m high Heras steel security fencing with access points locked when the site is vacant;
- * This fencing will remain in place until the redevelopment is substantially complete;
- * All Vehicle Drivers must sign in and out of site at the main gate and be directed on and off site by a banksman;
- * Personal Protective Equipment such as, Safety Helmet, Safety Footwear and High Visibility Vest, is to be worn as soon as drivers leave their vehicle;
- *

Timing:

- * Demolition was due to commence on 8th January 2018 and is expected to take 7 weeks to complete.
- * The working hours of this site will be from: Monday to Friday 0800hrs to 1700hrs. Saturday by arrangement 0800hrs to

1300hrs

* Neighbours adjacent to the site will be notified ahead of commencement, a site notice has already been displayed and letters sent on 13th December 2017. Neighbours provided with contact details should this be necessary;

Demolition:

- * Demolition will be undertaken by hand with 4 workforce on site at any time;
- * All visitors to site will be entered into the site register and receive site induction before entering the work area;
- * Material removed will be hand loaded into skips;
- * Any material recovered which is suitable for recycling will be carefully removed and delivered to a recycling facility;
- * In the event of material arising from the demolition being dusty the area will be damped down with a hose spray;
- * No noisy machinery will be employed during the demolition;
- * It is not anticipated that the site will become muddy but the highway and path adjacent to the site will be inspected regularly and cleaned if necessary;

Disposal:

- * Waste material will be hand loaded to skips for removal by specialist contractor;
- * Skips will be located to the front of the site, adjacent to each side boundary, on the existing path & drive;
- * The contractors vans will park adjacent to the skip on the drive;
- * All general debris will be transferred to a licensed recycling site, this will include plastics and carpets etc;
- * All clean timber will be transferred to a recycling/wood chipping facility;
- * All scrap metal will be transferred to a licenced recycling facility;
- * All plasterboard will be transferred to a licensed recycling site.

Asbestos:

- * An asbestos survey has been undertaken and the asbestos in the building has been removed and disposed of by specialist contractors;
- * Asbestos cement based materials (roofing slates and some cladding) will be removed by hand and placed in special sealable skips and disposed of by specialist contractors.

SITE AREA

N/A.

RESIDENTIAL DEVOLPMENT DENSITY

N/A.

TOPOGRAPHY

Predominantly flat.

TREES

None of importance affected by proposal.

BOUNDARY TREATMENT	No boundary treatements.
SITE CHARACTERISTICS	Farm estate with various single two storey buildings.
CHARACTER OF LOCALITY	Rural, formed mainly of agricultural land and solar farm, some dwellings.

RELEVANT SITE HISTORY

P/24/57/B	Detailed Plans For Farmhouse And Garages With Petrol Storage Tank And Pump	Approve 17-09-58
P/24/57/D	Additions	Approve 04-03-64
P/24/57/C	Alterations To Application Plans For Farmhouse	Approve 17-06-59
P/103/14/PD	Prior Notification under Class MB for change of use of agricultural building to 3 No. dwellinghouses (C3)	No Objection 12-12-14
P/78/13/PD	Application for change of use from agricultural to B8 under class M flexible uses.	No Objection 05-11-13
P/77/13/PD	Prior notification application for change of use from agricultural to B8 under Class M Flexible Uses.	No Objection 05-11-13
P/83/13/PD	Application for change of use from agricultural to class B8 under Class M Flexible uses.	No Objection 05-11-13
P/69/13/PD	Prior Notification for change of use from farm office to C3 residential.	No Objection 23-09-13
P/91/92	Replacement stables	ApproveConditionally 11-03-93

Noted. Barns conversions to dwellings approved by prior notification in 2013 and 2014.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

None.

COMMENTS ON REPRESENTATIONS RECEIVED:

N/A.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

COMMENTS ON CONSULTATION RESPONSES:

N/A.

POLICY CONTEXT

Designations applicable to site:

Outside Built Up Area Boundary

DEVELOPMENT PLAN POLICES

PLANNING POLICY GUIDANCE:

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Arundel; Barnham & Eastergate; Bersted; Bognor regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; and Yapton.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The planning legislation relating to the demolition of buildings such as this is Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (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 11.

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 barns and clearance of the site.

This is a prior notification for the method of demolition of two detached barns in accordance with Part 11, Class B of the General Permitted Development Order 2015 (as amended). It is necessary to provide the Local Planning Authority with the method of demolition and details 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 only. The building is flanked by a residential dwelling, and two to the south and agricultural buildings but nuisance resulting from noise would be controlled by other legislation. The applicant has stated that safeguards will be put in place to prevent dust escaping the site and to prevent roads from becoming muddy. In addition, an Asbestos survey has been carried out and the applicant states that asbestos will be removed and taken to a licenced facility.

On the basis of the likely temporary nature of the works, the detached nature of the dwelling and the small size of the plot, 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 2017 and screening is not therefore required.

Details of demolition and security have been submitted by the applicant and these are considered to be

acceptable. Furthermore, the applicant has set out details of a tree protection fence to prevent damage to the protected tree.

The applicant has not provided any detail as to the site restoration but it is considered the land will be made good to ensure the operation of the farm and access to the proposed new dwellings as a result of barn conversion granted prior approval in 2013 and 2014. The proposed security fencing will therefore be adequate restoration of the site in the short term. As such it is considered that no objection should be made to the proposed demolition.

RECOMMENDATION

NO OBJECTION