

**Recommendation Report for****REF NO:** WA/54/14/DEM**LOCATION:** Poplars  
Yapton Lane  
Walberton**PROPOSAL:** Application for prior notification for proposed demolition of 6 No glass houses.**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. 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 03-11-2014.

The application is the Prior Notification for the demolition of 6 aluminium framed glasshouses. 5 are joined together and the other is located to south east of the row. The agents have advised that the glasshouses will be dismantled over a period of 8-9 weeks. The site will be left in a tidy and safe condition. Any temporary fencing/welfare and plant will be removed.

**SITE AREA**

N/A

**RESIDENTIAL DEVELOPMENT DENSITY**

N/A

**TOPOGRAPHY**

Predominantly flat

**TREES**

None of any significance affected by the proposed development.

**BOUNDARY TREATMENT**

Trees and mesh fencing and metal gate at entrance varying from 2 - 4m in height.

**SITE CHARACTERISTICS**

The site is located off an access road from Yapton Lane which is gated. The glasshouses are unused and have been empty for some time. They are falling into disrepair and full of weeds. One area of the roof is sagging and

broken. Skips and containers are located in front of the glasshouses which are enclosed by fencing and site safety signs. A vacant industrial building is located to the north. The access is shared by a residential dwelling to the rear.

**CHARACTER OF LOCALITY**

Predominantly rural.

**RELEVANT SITE HISTORY**

|           |                                                                                                                                                                                                                                  |                                    |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| WA/86/86  | Details in pursuance of WA/17/86 for erection of offices for West Sussex Growers Association                                                                                                                                     | ApproveConditionally<br>19-01-1987 |
| WA/2/94   | Form new access to existing house off Yapton Lane                                                                                                                                                                                | ApproveConditionally<br>11-03-1994 |
| WA/69/04/ | Change of use of land & buildings to agricultural & horticultural haulage yard. Associated access improvements                                                                                                                   | ApproveConditionally<br>16-03-2005 |
| WA/32/06/ | Continuance of use without compliance with Condition no. 3 imposed under Planning reference no. WA/17/87 relating to use of premises for the benefit of West Sussex Growers Association only and not for the benefit of the land | ApproveConditionally<br>07-06-2006 |
| WA/17/86  | Outline application for erection of offices for West Sussex Growers Association                                                                                                                                                  | ApproveConditionally<br>14-05-1986 |

**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

Class B 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.

### **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 dwelling and clearance of the site.

This is a prior notification for the method of demolition of a 6 glasshouses in accordance with Part 31 of the General Permitted Development Order 1995 (as amended). In addition to the method of demolition, details are required for restoring the site. These are the only matters to be considered. The agent has confirmed that for the avoidance of doubt the submission does not relate to future development proposals for the site.

#### **Circular 10/95 Planning Controls Over Demolition**

Demolition is permitted subject to the prior notification of the means of demolition where demolition is considered to be urgently necessary in the interests of health and safety. Details required are the methods of demolition and the means of restoring the site.

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 glasshouses proposed for demolition is within 100 metres to the north. It is shielded by a row of mature trees and a building which is not included in the demolition. These would act as visual and noise buffers. The agents have accepted that the demolition has the potential to generate noise, vibration and air quality (dust) pollution and general nuisance associated with the dismantling and removal of materials from the site. A series of safeguards will be imposed on the appointed contractors to reduce potential impacts these include: damping down to suppress dust and dismantling rather than demolition. The works will take place over a limited period of 8-9 weeks. The previous authorised use of the site for agricultural purposes and the traffic and noise that this would generate also needs to be considered in relation to the proposed demolition works.

On the basis of the temporary nature of the works, the safeguards that will be put in place during the works and the low sensitivity of the structures and surrounding area it is not considered that the dismantling 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 demolition have been provided along with restoration. The restoration is not comprehensive and includes retention of materials on site, but the existing structures are more visually prominent than any retained materials will be and they will not be easily seen from outside the site. As such it is considered that no objection should be made to the proposed demolition.

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| <b>RECOMMENDATION</b> |
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**NO OBJECTION**