

A10

DM/TH/22/1181

PROPOSAL: Application for prior notification of proposed demolition of 36no garages

LOCATION: Garage Blocks At Tomlin Drive MARGATE Kent

WARD: Dane Valley

AGENT: No agent

APPLICANT: Mr James Young, Thanet District Council

RECOMMENDATION: Prior Approval Granted

Subject to the following conditions:

1 Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority.

The Construction Environmental Management Plan shall include amongst other matters details of:

- hours of construction working;
- measures to control noise affecting nearby residents;
- wheel cleaning/chassis cleaning facilities;
- dust control measures;
- lighting control measures;
- pollution incident control;
- Asbestos control measures;
- site contact details in case of complaints.

The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

GROUND:

In the interests of residential amenity in accordance with Thanet Local Plan Policy QD03.

SITE, LOCATION AND DESCRIPTION

The application site consists of land between and to the rear of residential blocks on Tomlin Drive, Margate. The application relates to three sets of garages, contained in 5 separate single storey garage blocks. The garages are single storey in height with corrugated roofs

and up-and-over doors. The site is within the urban confines and adjacent to the boundary with the designated green wedge and countryside. The residential blocks associated with the garage are three storey blocks of flats with shallow pitched roofs.

RELEVANT PLANNING HISTORY

No relevant planning history.

PROPOSED DEVELOPMENT

The application is a prior notification submitted by Thanet District Council as the landowner and housing provider for the demolition of 36 garages in total (within 5 separate blocks). The garages have been stated as vacant.

The process for this type of submission is outlined in Town and Country Planning (General Permitted Development Order) (England) Order 2015 Schedule 2 Part 11, Class B. The application is submitted for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site. The Council has 28 days from the submission of a valid notification to determine whether prior approval is required on those matters, if so whether it is granted or refused. In the absence of a determination within 28 days the development can occur.

NOTIFICATIONS

A site notice was posted by the applicant in accordance with criteria with the General Permitted Development Order, outlining the submission of the notification to the Council. At the time of the creation of this report, no representations had been received.

CONSULTATIONS

TDC Building Control - We would expect the usual method statements, risk assessments and notifications to interested parties to be submitted upon application to building control. These are usually submitted by the demolition contractor once received we would notify the surrounding addresses

TDC Environmental Health - We have considered the potential for environmental health impacts and offer the following comments.

Asbestos

We do raise some concerns regarding the possible impact of removing asbestos containing materials and so propose the following: Adequate and suitable measures should be carried out for the minimisation of asbestos fibres during demolition, so as to prevent airborne fibres from affecting nearby properties. Only contractors licensed by the Health and Safety Executive should be employed. Asbestos control measures shall be included within the CEMP. Any redundant materials removed from the site should be transported by a registered waste carrier and disposed of at an appropriate legal tipping site.

Conditions

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters details of: hours of construction working; measures to control noise affecting nearby residents; wheel cleaning/chassis cleaning facilities; dust control measures; lighting control measures; pollution incident control and site contact details in case of complaints. The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

COMMENTS

The application is reported to the Council's planning Committee as Thanet District Council are the applicant.

The garages are stated in the submission to be in poor condition, with costs incurred as a result of Antisocial behaviour, vandalism, arson and flytipping. The garages are maintained and managed by the Council's tenant and leaseholder service. The proposal would demolish the structures, removing a risk within the submission from the condition of buildings potentially posing a hazard to illegal entrants due to the presence of asbestos containing material in the roof structure. The proposal would demolish the structures in preparation for redevelopment of the sites and removing the risks outlined as well as ongoing costs/repairs.

The principle of development is not a consideration for this notification, however it is agreed that the proposed development falls within Schedule 2 Part 11, Class B as permitted development, meaning that the Council as Local Planning Authority can only consider the method of demolition and any site restoration if proposed.

The submission states that demolition and clearance of the oversite vegetation will be undertaken by TDC Repair contractors Mears, via an approved demolition contractor, to comply with Health and Safety Executive (HSE) guidance, including asbestos removal undertaken by an approved/licensed contractor prior to the demolition of the structures.

The demolition will be subject to requirements under Building regulations for a demolition notice due to the size of the structures in question, which will assess method statements, risk assessments and notification of neighbours where appropriate. Demolition must comply with the Construction (Design and Management) Regulations 2015. Environmental Health have raised the issue regarding asbestos removal (as identified in the applicants submission) and have requested a condition for a Construction Environmental management plan to be submitted prior to the commencement of demolition, including details of hours of construction, measures to control noise, dust control measures and associated environmental controls. It is noted that the garages are located in some instances between 4-10metres from the residential blocks and therefore it is considered the prior approval of the Council as Local Planning Authority is required for the method of demolition to ensure that

the amenity of residents is safeguarded during the demolition. Subject to a condition requiring a construction management plan to be submitted prior to the commencement of development, it is recommended to the Planning Committee that prior approval is granted for the demolition under Schedule 2 Part 11, Class B of the General Permitted Development Order.

Case Officer

Iain Livingstone

TITLE:

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Project

Garage Blocks At Tomlin Drive MARGATE Kent

