

**A11**

**DM/TH/22/1529**

PROPOSAL: Application for prior notification of proposed demolition of store/workshop

LOCATION: Depot Jackey Bakers Recreation Ground Highfield Road  
RAMSGATE Kent

WARD: Northwood

AGENT: No agent

APPLICANT: Thanet District Council

RECOMMENDATION: Prior Approval Not Required

#### SITE, LOCATION AND DESCRIPTION

The application site consists of a store/workshop within the Jackey Bakers Recreation ground and is accessed by road from the east at Highfield Road. The building is single storey with a pitched roof.

#### RELEVANT PLANNING HISTORY

No relevant planning history.

#### PROPOSED DEVELOPMENT

The application is a prior notification submitted by Thanet District Council as the landowner for the demolition of a single storey store/workshop.

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** - No comments received at time of publishing.

**TDC Environmental Health** - "No comments on behalf of environmental protection"

### COMMENTS

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

The single storey building is stated in the submission to be in poor condition, with costs incurred for security as a result of Antisocial behaviour and vandalism. 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 and remove 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 an approved demolition contractor, to comply with Health and Safety Executive (HSE) guidance, including asbestos removal prior to the demolition of the structure.

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 and risk assessments. Demolition must also comply with the Construction (Design and Management) Regulations 2015 and therefore it is considered that the method of demolition would be appropriate. The site is proposed to be seeded with grass subsequent to demolition and this raises no concerns from an amenity assessment. Therefore it is considered that prior approval is not required for the demolition and that demolition can take place under Schedule 2 Part 11, Class B of the General Permitted Development Order.

### **Case Officer**

Iain Livingstone

TITLE:

DM/TH/22/1529

Project

Depot Jackey Bakers Recreation Ground Highfield Road RAMSGATE Kent

