

A09

DM/TH/23/1374

PROPOSAL: Application for prior notification of proposed demolition of single storey sports pavilion

LOCATION: Jackey Bakers Recreation Ground Highfield Road RAMSGATE
Kent CT12 6QX

WARD: Northwood

AGENT: No agent

APPLICANT: Thanet District Council

RECOMMENDATION: Prior Approval Required and 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 the Pavilion building within the Jackey Bakers Recreation ground and is accessed by road from the east at Highfield Road. The building is part single part two storey with a mono pitched/pitched roof form.

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 Sports Pavilion. The pavilion is current 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 28days 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 Environmental Health - Thank you for consulting Environmental Health on this application for which we offer the following comment in relation to the demolition of the building.

In order to ensure that environmental effects from the demolition are planned for and managed. it is appropriate that a CEMP should be submitted with the application. It has been identified that asbestos is present in the building, therefore appropriate management methodologies for the safe collection, storage and disposal of the asbestos contaminated material will need to be put in place. It will be necessary to engage a contractor licensed by the Health and Safety Executive.

It is recommended that the following conditions is applied.

Condition: CEMP

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.

Condition: Asbestos

Prior to the commencement of any demolition works an Asbestos Survey from a person licenced by the Health and Safety Executive must be submitted to and approved in writing by the Local Planning Authority. This will include details of an intrusive asbestos survey in accordance with HSG264, supported by an appropriate mitigation scheme to control risks. The scheme must identify potential sources of asbestos contamination and detail procedures for its removal. The demolition must be carried out in accordance with the details thereby approved.

Further comments - The (asbestos) report fully covers assessment and recommendations for removal. No condition needed.

COMMENTS

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

The pavilion 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 structure, 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 (include some broken panels). The proposal would demolish the structure 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 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 structure 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 applicant's submission) and a survey of the building including recommendations for removal has been submitted by the applicant. This has been subsequently accepted by Environmental Health, and the recommendations/actions would be conditioned in any approval.

Environmental health have also 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 pavilion is located in a public playing fields, in close proximity to a play area and other facilities, that the prior approval of the Council as Local Planning Authority is required for the method of 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

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