Development Management – Delegated Officer Report

Application Number: AWDM/1365/19 Recommendation – No objection

Site: **Burrscrofte, Pond Road, Shoreham-By-Sea**

Proposal: **Consultation by WSCC on Reg 3 application WSCC/065/19 for demolition of a 3 storey building in a Conservation Area, works to include the excavation of foundations and removal of services to the site. The trees located on the site to be retained.**

Date of site visit: N/A

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

This application will be determined by West Sussex County Council and is referred to this Council for consultation purposes only. The application is submitted under Regulation 3 of the Town & Country Planning General Regulations 1992.

The site is within the built up area and Shoreham Conservation Area. This application is submitted by West Sussex County Council for the demolition of a three storey flat roofed building previously in use as a care home but which has been vacant since 2007.

There are a number of trees on the site which are to be retained.

Consultations

Under the relevant Regulations, all consultations with statutory and other bodies and publicity are carried out by WSCC and replies including by the public are made direct to WSCC.

Adur & Worthing Councils: The **Environmental Health** Officer has made the following comments:

With reference to the above application the applicant has submitted a Design and Access Statement. Appendix B of this document 'Demolition Works Employers Requirements' contains some details of noise and dust suppression.

With reference to dust, section 7.03 lists a number of actions that will be taken to minimise the impact of dust on neighbouring properties. This addresses most areas of dust control but does not specify the control of dust at source using methods such vacuum extraction, this should be used on tools such as concrete cutting and grinding where appropriate.

A plan showing the site boundary, the location of hoarding and buildings to be demolished has been submitted but no plan has been submitted showing the location of waste and plant storage etc. I would advise a Management Plan is submitted including these details as well as details of the proposed dust and noise suppression:

No development shall take place, including any works of demolition, until a Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:-

· the anticipated number, frequency and types of vehicles used during demolition - HGV traffic routings shall be designed to minimise journey distance through the AQMA's.
· the method of access and routing of vehicles during demolition,
· the parking of vehicles by site operatives and visitors,
· the loading and unloading of plant, materials and waste,
· the storage of plant and materials,
· the erection and maintenance of security hoarding,
· a commitment to no burning on site,
· the provision of wheel washing facilities and other works required to mitigate the impact of demolition upon the public highway (including the provision of temporary Traffic Regulation Orders),
· details of public engagement both prior to and during demolition works.
· Methods to control dust from the site

<u>Noise and Vibration</u>
Within the Design and Access Statement a noise level has been provided that should not be exceeded 1 metre from the facade of the nearest occupied building, no details have been provided about the how this noise level was derived. Have ambient noise levels been monitored and has the ABC method specified in BS 5228-1:2009 been used to establish this noise limit? Further information is required. The applicant should bear in mind the health care use of the adjacent building when setting noise limits.

Similarly, a vibration limit has been provided with the Design and Access Statement. How has this figure been derived? Has the use of the adjacent health care building been considered when setting this limit?

<u>Ground conditions</u>
A Phase 1: Desktop Study and Preliminary Risk Assessment Report (Report Number: YE7223, July 2019) has been submitted with the application. This report concludes that based on the use of the site remaining as it is no further investigation is required prior to the demolition of the existing building. However, if the site is to be developed for a more sensitive use in the future further investigations may be required at this stage.

I generally agree with these recommendations, but I would recommend the addition of the Precautionary Condition onto the application. Section 9.03 details the removal of any below ground tanks, interceptors and associated

pipework and removal of any measurable hydrocarbon free products or other 'gross contamination' to a level of 1.5 meters below existing ground level. I do not agree with this recommendation. If any underground tanks, interceptors, associated pipework or evidence of any contamination identified work should stop and the requirements of the Precautionary Condition (below) should come into force.

Precautionary Condition:
If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Section 9 of the Design and Access Statement specifies the ground works taking place on site. Section 9.02 specifies the excavation of a minimum of 500mm below existing ground conditions, but Section 9.07 advises completion of the works to a level no lower than current ground levels. Please could the applicant clarify?

In addition, I note on the Building Location Plan provided within the Design and Access Statement (Fig 2) a generator shed has been marked on the plan. No details have been provided about this shed. Is there any fuel storage, tanks or pipe work associated with this generator shed? Further information is required concerning this.

The **Design and Conservation** Officer has no objections to the loss of this particular building, although advises that how the site is left is more worrying; it already looks poor with the temporary fencing barriers.

Third Parties: [NB. Representations from Third Parties are made direct to WSCC]

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 16, 17
Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008)
National Planning Policy Framework (2019)

Planning Assessment

Principle

Policy 17 of the Adur Local Plan states that:

"*Where in compelling circumstances the Council is minded to grant consent for demolition of a building in a Conservation Area, this shall not be granted until detailed plans for redevelopment have been approved. Consent will be subject to a condition preventing demolition until a contract for the approved redevelopment scheme has been awarded*."

The Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008) identifies Pond Road as a development opportunity for a range of community uses.

Visual amenity and impact on Conservation Area

The building is in a state of disrepair, is unsympathetic to the Conservation Area and there is no objection to its demolition in principle, particularly as its removal will enable the redevelopment of the site and enhance the Conservation Area.

Its demolition before a redevelopment scheme has been designed and approved would be contrary to Policy 17 of the Adur Local Plan. However, the negative impact that the existing building has on the visual amenities of the area is considered to justify its demolition at this time.

The Council's Conservation Officer has expressed concern at how the site will be left following demolition. The supporting statement submitted with the application advises that hoarding will be installed and will remain in place until redevelopment is complete. Herras fencing is to be installed at the front of the site where a pedestrian access gate will be located.

It is unknown how long the site will be left before a redevelopment scheme comes forward and West Sussex County Council should be advised of the Conservation Officer's concerns to ensure that the appearance of the site is not left to deteriorate for a lengthy period of time.

Residential amenity

There will be no adverse impact on residential amenity. However, The EHO has raised some noise concerns which need to be taken into account.

Recommendation

That West Sussex County Council be informed that the District Council has no objection to the proposal subject to consideration of the Environmental Health Officer's comments and the site being maintained in a reasonable condition following demolition until a redevelopment scheme comes forward.

Is recommendation contrary to letter(s) of representation? N/A

Case Officer: Peter Barnett Date: 20 September 2019

Authorised by: Gary Peck Date: 20 September 2019