Development Management - Delegated Officer Report

Application Number: NOTICE/0012/21 Recommendation – Prior Approval not required

Site: 5 Commerce Way, Lancing Business Park, Sompting

Proposal: Application to determine if prior approval is required for the proposed demolition of 5 Commerce Way

Date of site visit: Not visited. Assessed using applicant's photos and Google Maps

Neighbours checked: N/A (Publicity given by way of Site Notice displayed by applicant)

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

This Prior Notification of Proposed Demolition relates to the demolition of an industrial building at the Lancing Business Park. It has a 2 storey brick and render office at the front linked to a steel framed/clad warehouse at the rear. It is proposed to demolish the building to clear the site in preparation for its future redevelopment with a modern employment unit.

Relevant Planning History

Several applications relating to the construction and extension of the building

Consultations

None received

Representations

None received

Relevant Planning Policies

Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 11, Class B

Planning Assessment

Class B of Part 11 states that the developer must apply for a determination as to whether prior approval is required as to the method of demolition and any proposed restoration of the site.

The application form advises that:

“The demolition work will be undertaken by qualified and competent persons with experience of the type of demolition required at this site. The works will be carried out in accordance with the requirements of Health and Safety Legislation to ensure the safety of site operatives, neighbouring occupiers and the general public. All services are to be disconnected prior to the start of demolition and the site is to be secured with Heras Fencing around its perimeter to ensure the safety of adjacent occupiers and the public. Any hazardous materials, including asbestos, will be removed by specialist contractors in an appropriate manner to accord with relevant legislation. The site is to be cleared, including any existing slab, and material will be taken away from site with waste materials recycled where possible or disposed of in an appropriate manner to leave the site ready for redevelopment.”

The site will be cleared and levelled in preparation for redevelopment and it is understood that an application is to be submitted shortly.

The method of demolition and restoration as set out in the application is considered to be acceptable and no further details are required.

Recommendation

Prior approval is not required

Informative:

You are required to give notice of demolition to the Council's Public Health and Regulation section under the Building Act 1984.

Case Officer:	Peter Barnett	Date: 5 October 2021
Authorised by:	Gary Peck	Date: 5 October 2021