Development Management - Delegated Officer Report

Application Number: NOTICE/0015/23 Recommendation – Prior Approval not required

Site: Southwick Football Club, Old Barn Way, Southwick

Proposal: Application to determine if prior approval is required for proposed demolition of single storey former clubhouse, changing rooms and WC's

Date of site visit: 14 September 2023

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 the single storey former clubhouse, changing rooms and WCs plus boundary wall at Southwick FC.

The buildings are in a state of severe dilapidation, are deemed to be unsafe and are subject to repeated trespass.

The application has been made by Adur District Council who own the land and buildings.

Relevant Planning History

Numerous applications for development including current application for redevelopment of the former Southwick Football Club, comprising the replacement of existing turf pitch with 3G pitch and replacement floodlights, demolition of existing clubhouse and erection of replacement Sports Hub Building, erection of spectator stand along with other ancillary infrastructure (AWDM/1217/23).

Consultations

Adur & Worthing Councils: **Public Health**: No objection. Demolition Notice has been submitted and approved.

Network Rail: No objections

Representations

N/A

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 states that demolition will be undertaken by hand and machine by Portsmouth Demolition and Salvage Ltd and that temporary hoarding and Heras fencing will be erected to prevent trespass.

A Demolition Phase Plan has been submitted. Asbestos is present on the site which is to be removed and disposed of to a licenced waste facility. Electrical services are to be disconnected whilst maintaining services for the existing phone masts on the site. A start date of 23rd October has been identified.

There is a proposal to construct a replacement clubhouse and to upgrade the facilities and pitch at the site so it should not remain vacant in the long term.

It is not considered that prior approval is required.

Recommendation

Prior approval is not required

Case Officer:	Peter Barnett	Date: 19 October 2023
Authorised by:	Gary Peck	Date: 19 October 2023