Development Management - Delegated Officer Report

Application Number: NOTICE/0013/21 Recommendation – Prior Approval not required

Site: Transit Shed 7 Inner Lay-By, Basin Road South, Southwick

Proposal: Application to determine if prior approval is required for the proposed demolition of Shed 7, Shed 8 and Electricians Office

Date of site visit: Seen previously.

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 Sheds 7 and 8 and a small office building which are located on the south side of the Shoreham Harbour canal, in the Inner Layby Terminal, which is to the western end of Shoreham Port, near the lock crossing to the north, Carats Café to the south and the power station to the east.

The buildings comprise:

Shed 7, a large, brick built, rectangular shaped storage shed formed of six bays, each with a dual pitched roof. The supporting statement describes this building as follows:
"*Shed 7 has previously been used to store supplies for the Falkland Islands. However, its current use (for circa 35-40 years) is for the storage of timber. Efficient storage of timber is difficult due to the internal layout of the shed, while moving packs of timber through the doorways to the north presents a risk of collision due to the blind spots created by the walls. The building suffers from damage caused through operational use, which is resource intensive to repair in house and not cost effective to contract out. The shed is also known to contain asbestos*."

Shed 8, a steel framed and clad rectangular shaped storage shed formed of two bays each with a dual pitched roof. It is described as:
"Shed 8 was used to provide covered storage for higher value timber products. However, its internal layout restricts effective timber storage. Its position in the path of prevailing sea winds has caused much of the cladding to rust. In recent years the southwest corner of the roof has rusted through, and gutter has become detached. This has resulted in the corner of the shed being open to the elements, forcing the relocation of the higher value timber. Due to the pervasiveness of rust on the shed, it is not economically viable to repair. The shed is also known to contain asbestos."

Small Office, a single storey brick building, rectangular in form with a flat roof, described as:
"*The small office was previously used by Shoreham Ports' engineering department. However, a recent redesign of the main Port office (Nautilus House) has provided space for the engineering team to move into. The building has leaks, is cold in the winter due to the single glazed windows and is known to contain asbestos. As the building is no longer required, renovation would be unjustifiable*."

All of the buildings are believed to have been constructed in the 1960s.

The proposal is to demolish all three buildings to increase effective storage space from 5000m3 to 9000m3 and reduce maintenance issues on the Inner Layby terminal.

Relevant Planning History

None

Consultations

Adur & Worthing Councils: **Public Health**: Not 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.

A Demolition Method Statement has been provided which states that demolition will be undertaken by an appropriate contractor, with all materials appropriately disposed of. It is anticipated that the demolition works will take approximately 6 weeks to complete. The site will be left in a clean condition at natural site contours.

Throughout the works, danger areas will be fenced off with a secure site boundary fence, and appropriate warning signs in place throughout the demolition, to stop unauthorised access.

Suitable and appropriate mitigation measures are to be employed to provide dust, noise and vibration control/suppression. Asbestos will be appropriately dealt with.

The site is large and the demolition of these three buildings will leave an extensive area of hardstanding for open storage.

It is not considered that prior approval is 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: 1 November 2021
Authorised by:	Gary Peck	Date: 1 November 2021