Development Management - Delegated Officer Report

Application Number: NOTICE/0013/23 Recommendation – Prior Approval not required

Site: Shoreham Technical Centre, Old Shoreham Road, Lancing

Proposal: Application to determine if prior approval is required for proposed demolition of three single storey buildings constructed from brickwork with flat roofs and one single storey 'nissen hut'

Date of site visit: 3 August 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 four single storey buildings at the Ricardo site.

Three of the buildings are of brick construction with the other being corrugated roofed. The 'nissen hut' is constructed of blockwork walls and corrugated asbestos cement roofing.

The brick buildings are being removed to clear space on the site for the construction of a new hydrogen test facility which will be the subject of a separate planning application.

Relevant Planning History

Numerous applications for development

Consultations

Adur & Worthing Councils: **Public Health**: The applicant is reminded to apply for a Demolition Notice prior to any demolition works - https://www.adur-worthing.gov.uk/building-control/demolition/

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 an appropriate contractor, with all materials appropriately disposed of. It is anticipated that the demolition works will take approximately 8 weeks to complete. The buildings will be demolished to floor level with the concrete slab retained in readiness for the new facility.

The asbestos in the nissen hut will be removed under controlled conditions by a licenced asbestos removal contractor and taken to a licensed waste facility.

It is not considered that prior approval is required.

Recommendation

Prior approval is not required

Informative:

You are reminded to apply for a Demolition Notice prior to any demolition works - https://www.adur-worthing.gov.uk/building-control/demolition/

Case Officer:	Peter Barnett	Date: 7 August 2023
Authorised by:	Gary Peck	Date: 7 August 2023