Development Management - Delegated Officer Report

Application Number: NOTICE/0009/21 Recommendation – Prior Approval not required

Site: Nautical Training Corps, Riverside, Southwick

Proposal: Application to determine if prior approval is required for the proposed demolition of the single storey Nautical Training Corps Building

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 the single storey former Nautical Training Corps (NTC) building which is located to the east of the Schooner Inn at the lower canal side level below the level of the A259. The site is accessed via Riverside. It abuts, but is outside of, the Riverside Conservation Area.

The building is a shed style building, rectangular in form with a dual pitched roof. The building was built in the 1960s / 19070s.

The supporting letter submitted with the application explains:

"The NTC, which previously used the building predominantly for storage, vacated the premises since it was surplus to requirements. The existing building is also in a poor state of disrepair having been vandalised and subject to a recent break-in (where a fire was lit).

The property cannot viably be renovated due to the current state of disrepair and form of construction. The property is also known to contain asbestos. The cost of refurbishing the existing building to bring it up to current standards is not economically viable. The proposal is therefore to demolish the existing outdated building to facilitate the construction of new high quality Class E / B8 floorspace on the site (to be considered separately under a new planning application as yet not submitted).

Given the current issues with vandalism and potential health and safety risks associated with the building, the SPA would like to remove the building as soon as possible."

Relevant Planning History

None

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.

A Demolition Method Statement has been provided which states that the 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.

Throughout the demolition works, danger areas will be fenced off with a secure site boundary fence, and appropriate warning signs will be put in place throughout the demolition to stop unauthorised access. The Statement advises that appropriate mitigation measures will be used to provide dust, noise and vibration control/suppression. Asbestos will be appropriately dealt with.

On completion the Statement advises that the slab and footings will be left in situ and the site cleared, tidied and graded to natural contours. The applicant's agent has subsequently advised that some localised heras fence compounds will be erected to protect the existing water supply, soil vent pipe and the electrical kiosk, as well as along the site frontage (facing the marina) to prevent pedestrian access.

It is understood that an application is to be submitted shortly for the redevelopment of the site so any fencing measures are likely to be short term and, given the site's position at a lower level than the road, it should not be too intrusive or detrimental to the setting of the Conservation Area.

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: 24 May 2021
Authorised by:	Gary Peck	Date: 24 May 2021