Development Management - Delegated Officer Report

Application Number:
AWDM/1685/16

Recommendation – Prior Approval is not required

Site: **Lennards Wharf, Brighton Road, Shoreham-By-Sea**

Proposal: **Prior Notification of proposed demolition of all structures on site including underground fuel storage tanks, gantry canopies, bund walls and small storage and office buildings.**

Date of site visit: 25 November 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is to demolish all of the existing structures on site with the exception of the site office which is located within a 2 storey building close to the frontage. Structures to be demolished comprise:

- Excavation and removal of underground fuel tank
- 6 x vertical steel fuel storage tanks
- 4 x horizontal steel fuel storage tanks
- 5 x steel loading gantry canopies
- Reinforced concrete bund walls
- Small storage and office buildings
- All pipework associated with tanks and loading gantries

Relevant site history

There is an extensive planning history on the site but it is not considered that it is relevant to this prior approval notice

Consultations

Adur and Worthing Councils –The **Environmental Health** Officer has stated that a full contaminated land condition should be imposed

Southern Water – There may be a public sewer crossing the site. Recommend informative.

Representations

None

Relevant Legislation

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 method statement advises that all structures will be removed (apart from the office) with the hardstandings left in place until future use of the site is decided. All demolition will be carried out in accordance with proper procedures and all materials will be disposed of at licenced facilities.

It is not considered that the prior approval of the Council is required for the method of demolition or for the proposed site restoration. However, the applicants should be advised in writing to be aware of the potential contaminated land implications of the demolition and to be aware of sewers on site.

Recommendation

Prior approval is not required

Informative: Contaminated land
Southern Water

Case Officer: Peter Barnett Date: 23 December 2016

Authorised by: Gary Peck Date: 23 December 2016