

PLANNING COMMITTEE: 19th December 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1501

LOCATION: The Former Tanners Public House, 32 Farmfield Court

DESCRIPTION: Prior Notification of the demolition of the Tanners Public House

WARD: Talavera Ward

APPLICANT: Northampton Partnership Homes
AGENT: Northampton Partnership Homes

REFERRED BY: Head of Planning
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

- 1.1 That the Authority's **PRIOR APPROVAL WILL NOT BE REQUIRED** for the method of demolition and proposed restoration of the site for the following reason:
- 1.2 The means of demolition and the proposed restoration of the site are considered to be acceptable and would be consistent with the aims and objectives of policies of the Northampton Local Plan, West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

2 THE PROPOSAL

- 2.1 The application is for the proposed demolition of the existing public house building, which is currently vacant. It is understood that this demolition is proposed, pending a planning application to redevelop the site for housing.

3 SITE DESCRIPTION

- 3.1 The application site consists of a disused public house, which has been constructed in a relatively unremarkable design. The surrounding area is characterised by the presence of residential accommodation. However, the application site is adjacent to a small neighbourhood centre that contains some retail units.

4 PLANNING HISTORY

- 4.1 None relevant.

5 PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), and Northampton Local Plan (1997) saved policies.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following section is of particular relevance to this application:

Paragraph 17 – Core Planning Principles

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

S10 – Sustainable development principles.
BN9 – Planning for Pollution Control

5.4 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policy is material to this application:

E20 – New Development

6 CONSULTATIONS/ REPRESENTATIONS

6.1 **Environmental Health** – Would seek controls over matters relating to mitigation from the demolition process and hours in which demolition works would take place.

6.2 As the consultation period has not expired at the time that this report was prepared, any further responses will be provided to members, via means of the addendum that will be circulated to members prior to the committee meeting commencing.

7 APPRAISAL

7.1 For a Prior Notification for demolition application under Class B of Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the only considerations are the matters in relation to the method of demolition and any proposed restoration of the site. The principle of demolition is not a consideration.

7.2 The proposed method of demolition includes the use of site fencing with lockable gates, the display of safety signs, checking for asbestos then carrying out a soft strip of the building, demolition using a mechanical excavator and associated use of a dust suppression system, due

care to protect adjoining dwellings, sorting and salvage of demolished materials, ensuring the site is left safe overnight and full compliance with Health and Safety Executive directives.

7.3 Environmental Health has confirmed that the method of demolition is acceptable. It is noted that the Environmental Health have requested a condition regarding the introduction of measures to suppress dust. However, the submitted method of demolition states that a dust suppression system (comprising a fine mist water spray) will be available on site. Given that the matter for consideration within this application is the precise method of demolition, it is considered that this matter has been satisfactorily addressed. It is also recommended that the approval of the method of demolition, be subject to an informative note providing advice on the hours of demolition works to seek to avoid noise nuisance to neighbours.

7.4 It also is noteworthy that the demolition works will also require separate approval under the Building Regulations.

7.5 It is understood that the proposed demolition is to facilitate the redevelopment of this site for residential accommodation. This would be the subject of a further application for planning permission in the future, which would provide the opportunity to assess the merits of the redevelopment of this site and the impacts on neighbouring properties and the highway system.

8 CONCLUSION

8.1 The means of demolition and the proposed restoration of the site are considered to be acceptable and would be consistent with the aims and objectives of policies of the Northampton Local Plan, the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

9. CONDITIONS

9.1 It is not possible to attach conditions as Schedule 2, Part 11 of The Town and Country Planning (General Permitted Development) Order 2015 stipulates that where prior approval is not required, the development shall be carried out 'in accordance with the details submitted with the application'.

10. BACKGROUND PAPERS

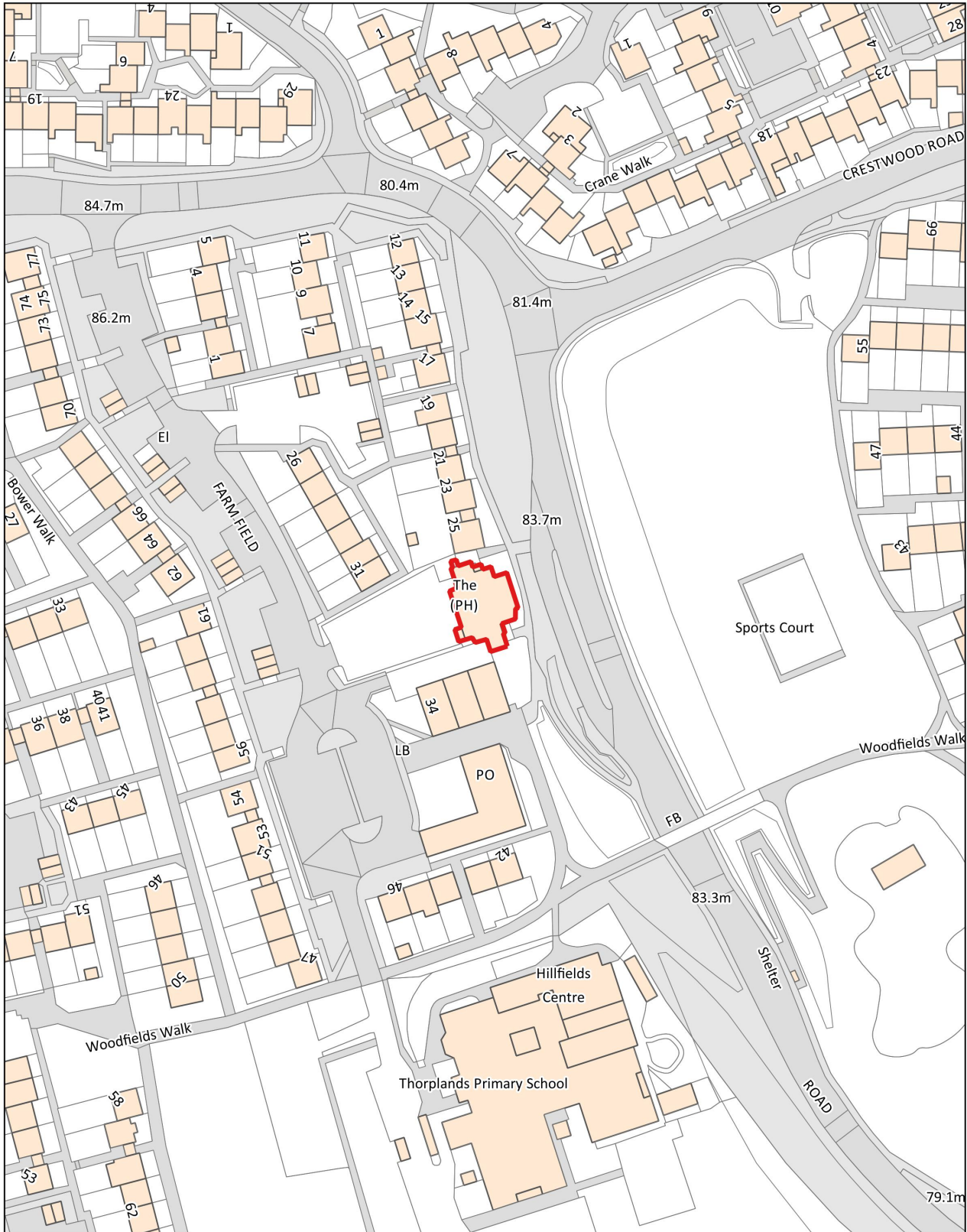
10.1 N/2017/1501.

11. LEGAL IMPLICATIONS

11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Title: **The Tanners Ph, 32 Farmfield Court**

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Date: 07-12-2017

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