

<b>Agenda Item</b> A15	<b>Committee Date</b> 11 December 2017	<b>Application Number</b> 17/01431/PAD
<b>Application Site</b>  Bus Station Central Drive Morecambe Lancashire	<b>Proposal</b>  Prior approval for the demolition of Bus Station building	
<b>Name of Applicant</b>  Mr Julian Inman	<b>Name of Agent</b>  -	
<b>Decision Target Date</b>  18 December 2017	<b>Reason For Delay</b>  N/A	
<b>Case Officer</b>	Mrs Kim Ireland	
<b>Departure</b>	No	
<b>Summary of Recommendation</b>	Approval	

**(i) Procedural Matters**

This form of development would normally be dealt with under the Scheme of Delegation. However, the application has been applied for by Lancaster City Council, and as such the application must be determined by the Planning Committee.

**1.0 The Site and its Surroundings**

- 1.1 The bus station is situated on Central Drive, which occupies a prominent location along Central Drive and is to the west of the junction with Northumberland Street. The building is constructed of aluminium cladding with half of the building glazed.
- 1.2 There are various commercial properties within the surrounding area of the application building that include Frankie and Benny's Restaurant, Dominos takeaway and Morecambe Train Station.
- 1.3 The site is located within Morecambe Area Action Plan.

**2.0 The Proposal**

- 2.1 The application seeks prior approval for the demolition of the bus station building. The bus station shelter was originally erected to provide a seated passenger waiting area, toilets, left luggage lockers and information display areas for bus passengers. The building has not functioned as a bus shelter for a number of years and is now empty. Consideration has been given to other uses the building could provide. However due to the relatively limited footprint of the building; its' isolation away from other structures on this side of the Central Drive; and the deteriorating condition of the structure due to vandalism (with no prospect of a new use in the short-term), it is proposed to demolish the building.

**3.0 Site History**

- 3.1 There is a limited planning history associated with the site as follows:

Application Number	Proposal	Decision
04/00029/DPA	Change of use of part of bus station to skateboard park	Permitted
97/00821/DPA	Erection of a bus station building, bus shelters and creation of associated car park	Permitted

#### **4.0 Consultation Responses**

4.1 The following responses have been received from statutory and non-statutory consultees:

Consultee	Response
Morecambe Town Council	<b>No comments</b> at the time of compiling this report. Any comments received will be verbally reported.
Environmental Health	<b>No comments</b> at the time of compiling this report. Any comments received will be verbally reported.

#### **5.0 Principal National and Development Plan Policies**

5.1 The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) Order 2017

Schedule 2, Part 11, Class B Demolition of Buildings.

#### **6.0 Comment and Analysis**

6.1 A Prior Approval application differs from an application for planning permission. In many circumstances the demolition of a building does not require planning permission. However before demolition can commence, the applicant must apply to the local planning authority to determine whether 'Prior Approval' will be required for the method of demolition and any proposed restoration of the site. The purpose is to ensure that the local planning authority maintains control of the impacts associated with demolition, to protect local amenity.

6.2 In this instance the demolition method statement provides information of the techniques and types of equipment and machinery that are to be used and how the materials are to be stored and removed from the site. Heras fencing will be erected around the site, and suitable pedestrian and vehicle signage will be provided. The roof will be dismantled to begin with, using a telehandler/cherry picker/man-riding skip and the brickwork and external frame will be removed via an excavator thereafter. The metal uprights will be unbolted and flame cut for removal and the concrete floor will be broken up. All materials will be removed from site to a dedicated waste and recycling plant.

6.3 The applicant has confirmed that the hours of demolition will be 0900-1800. The existing materials are to be stored within a temporary works compound for a short period of time until they are permanently removed. Finally, the site will be accessed via the bus station car park and will include for public realm in the very immediate vicinity.

#### **7.0 Planning Obligations**

7.1 Given the nature of the proposal there are no requirements for a legal obligation.

#### **8.0 Conclusions**

8.1 It is considered that the submission has adequately demonstrated that the demolition will be carried it out in an satisfactory manner and that the site will be reinstated to a satisfactory standard and as such it is recommended that no further information or details are required.

#### **Recommendation**

That Prior Approval **IS REQUIRED**, and the details subsequently submitted to accompany the application are acceptable and are **APPROVED**.

1. Works to accord with the application form (16 November 2017) and supporting email (27 November 2017)

**Background Papers**

None