

Agenda Item	A8
Application Number	25/00866/PAD
Proposal	Prior approval application for the demolition of former mower storage shed
Application site	Lancaster City Council White Lund Depot White Lund Road Morecambe
Applicant	Mr Stuart McMinn (Lancaster City Council)
Agent	N/A
Case Officer	Mr Sam Robinson
Departure	No
Summary of Recommendation	Prior Approval is required and granted

(i) Procedural Matters

This form of development would normally be determined under the Council's Scheme of Delegation. However, the site is under the ownership of Lancaster City Council, and therefore, the application is referred to the Planning Regulatory Committee for determination.

1.0 Application Site and Setting

- 1.1 White Lund Depot is situated to the east of White Lund Road, near to the junction of White Lund Road and Westgate. The site comprises of numerous buildings that include office buildings, storerooms and the White Lund Plant Centre for Lancaster City Council members of staff. The remainder of the site consists of parking for council vehicles and staff parking.
- 1.2 To the northwest of the site are six residential properties, with further residential properties to the west of White Lund Road. To the north, east and south of the application site are various commercial properties that include Home Bargains and Whitehouse Motors.
- 1.3 The building subject of this prior approval is situated within the White Lund Industrial Estate which is an identified employment area in the Strategic Policies and Land Allocations DPD. The northern and western edges of the wider site are partially within Flood Zone 2 whilst other pockets within the site are also at risk from surface water flooding.

2.0 Proposal

- 2.1 This application seeks a determination as to whether prior approval is required for the demolition of a former mower storage shed.
- 2.2 Subject to the prior approval process, the proposal is considered to be permitted development by virtue of The Town and Country Planning (General Permitted Development) Order 2015 (as

amended) hereafter referred to as the 'Order'. It is only the method of demolition and any proposed restoration of the site that is considered under the Order.

3.0 Site History

3.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. These include:

Application Number	Proposal	Decision
24/00437/VCN	Retrospective application for the temporary siting of 2 portable buildings to provide office space (pursuant to the variation of condition 1 on 23/01134/VCN to extend the time frame for removal)	Permitted
23/01435/FUL	Demolition of existing office building, canteen building, welfare building and greenhouse and erection of a new office building, canteen and welfare building	Permitted
23/01134/VCN	Retrospective application for the temporary siting of 2 portable buildings to provide office space (pursuant to the variation of condition 1 on 23/0649/FUL to extend the time frame for removal)	Permitted
23/00649/FUL	Retrospective application for the temporary siting of 2 portable buildings to provide office space	Permitted

4.0 Consultation Responses

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

Consultee	Response
Town Council	No response
Environmental Health	No response

4.2 No responses have been received by members of the public at the time of compiling this report.

5.0 Analysis

5.1 The key considerations in the assessment of this application are:

- Whether the proposal meets the requirements of Schedule 2 Part 11 Class B of the Order
- Method of demolition and restoration of the site
- Protected species

5.2 **Whether the proposal meets the requirements of Schedule 2 Part 11 Class B of the Order**

5.2.1 Schedule 2 Part 11 Class B of the Order permits “any building operation consisting of the demolition of a building.” This is subject to some exclusions (sub-section B.1) and conditions (sub section B.2). The proposal is not affected by the exclusions set out in sub-section B.1 and in accordance with B.1(i), the developer (in this case Lancaster City Council) has applied to the local planning authority for a determination as to whether prior approval is required. If it is required, details of the method of demolition and any means of restoring the site need to be approved. These are the only considerations applicable to such applications. It is not a planning application whereby the proposal is assessed against national and local planning policy and wider material planning considerations.

5.3 **Method of demolition and restoration of the site**

5.3.1 The application has been submitted with a Structural Inspection Report and a Method of Demolition Statement. Although not a consideration for this application, the Structural Inspection report provided

by R G Parkins indicates that the building has reached the end of its design life and any remedial repairs could be costly and may not rectify the issues. The Method of Demolition Statement sets out the way in which the proposed demolition will take place in a safe manner having regard to potential effects on nearby residents and the visual amenity.

- 5.3.2 The Method of Demolition Statement indicates that the contractor will be using heavy tracked excavating plant equipment which will cut and grab the frame in a controlled manner. The building will be demolished in small sections bringing the steel frames and cladding sheets down to the internal area down to the concrete ground floor slab. Materials will then be separated into recyclable and waste and disposed of via licensed scrap metal business for re-use where applicable. The concrete base will remain in situ.
- 5.3.3 Whilst the level of detail is limited, the building is a relatively lightweight structure and is not of a significant size, the demolition of such a structure should be completed relatively quickly and should not result in significant disturbance on the wider area. Hours of operation for the demolition will be between the hours of 08:30 and 17:00 and it is expected that the demolition will take a single day and a further two days to cut up the steel. This highlights that the proposal will have a very short-term impact. The building is also located within an existing employment site which is part of a wider allocated industrial site and is located c.100m away from the nearest residential properties. Any noise arising from the demolition is also likely to be absorbed into the wider working environment and is unlikely to have an adverse impact upon the amenity of the nearest neighbouring properties.
- 5.3.4 As such, the Method of Demolition Statement has established the means of demolition with regards to the site and area and it is considered that if the proposal were carried out in accordance with these details, it would not result in any adverse impacts and would be considered acceptable.
- 5.3.5 Where prior approval is required, the local planning authority can seek details of the restoration of the site following demolition. Following the demolition of this building, the Method of Demolition Statement outlines that the concrete base will be retained and will be used for the storage/parking of vehicles and the storage of materials and goods. Given that the building is located within a working site, surrounded by existing buildings, hardstanding, materials, goods and vehicles, the use and appearance of the site is considered acceptable and would not have any undue impacts on the amenity of the wider area.

5.4 **Protected species**

- 5.4.1 Although protected species are not specifically referred in Schedule 2 Part 11 Class B of the Order, Regulation 9 of 'The Conservation of Habitats and Species Regulations 2017' still applies. This states that the "competent authority must exercise their functions which are relevant to nature conservation... so as to secure compliance with the requirements of the [Habitats] Directives". Accordingly, competent authorities must consider the Directives in making decisions relating to any of their planning functions. Article 3 of the Order provides a reminder of this duty insofar as it relates to development permitted by virtue of the Order.
- 5.4.2 The application has not been submitted with a bat survey but upon visiting the site it is considered unlikely that the building would provide a suitable habitat for bats. As outlined above, the building is a lightweight structure comprised of metal sheeting and has no enclosed roof space that usually offers habitat space. These factors combined within the site being located within an industrial and urban area further reduces the likelihood of the building being utilised by bats. As such, it is considered highly unlikely that the proposal would not have an adverse impact on any protected species.

6.0 **Conclusion and Planning Balance**

- 6.1 Any planning permission granted under Article 3(1) and Schedule 2, Part 11, Class B is subject to the standard conditions set out in paragraph B.2. These conditions include a requirement that the development is carried out in accordance with the details approved and within five years. For the reasons set out above, and having taken all relevant matters into account, it is recommended that prior approval is required for the method of demolition and the sites remediation, and that such can be granted.

Recommendation

That Prior Approval is required and **GRANTED**.