

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2463/OF1
2.	Proposed Development:	PRIOR NOTIFICATION FOR PROPOSED DEMOLITION
3.	Location:	1 & 2 HARCROSS VILLAS, COACH ROAD, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: NO Site Notice: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: Site and Location This application site relates to 1 and 2 Harcross Villas, located on Coach Road, Whitehaven. Proposal This application gives prior notification of the proposed demolition of 1 and 2 Harcross Villas, including the dwarf wall. The demolition is required to resolve internal sewer flooding to the properties. In terms of the method of demolition, it is proposed that standard techniques are to be used, using hand tools and tracked plant and the material spoil/rubble will be disposed of at a licensed tip. The proposed restoration of the site will include the installation of a 100mm bound 'hoggin' stone surface laid on a geotextile membrane and the erection of a new wooden diamond/knee rail fence.	

Consultation Responses

Subject to Part 11 Class B paragraph (b)(v) of the Town and County Planning (General Permitted Development) Order 2015, the applicant must display a site notice on or near the land on which the building to be demolished is sited, and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority. The applicant has confirmed that this site notice has been erected. No comment have been received in relation to this notification period.

Consultees:

Whitehaven Town Council

No objections.

Highway Authority

Any highways issues for this development would be overseen by our Streetworks Department, therefore the demolition contractor should contact the Cumbria County Council Streetworks team to discuss any potential impact this might have on the local highway network, as well as any potential highway safeguarding measures.

Natural England

Natural England has no comments to make on this application.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

Planning Policy

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy ENV3 – Biodiversity and Geodiversity

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Other Material Planning Considerations

National Planning Policy Framework (2019)

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Conservation of Habitats and Species Regulations 2017 (as amended)

Wildlife and Countryside Act 1981 (as amended)

Assessment

Demolition is classed as permitted development under Schedule 2 Part 11 Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015. This order sets out certain conditions for the prior approval of demolition, which requires the submission of a method of demolition statement and details of the proposed restoration of the site.

Under this schedule, the applicant is only required to give prior notification of the demolition. This does not permit the Local Planning Authority to object to the removal of the buildings but does ensure that the method of demolition is satisfactory and the site is restored appropriately.

Method of Demolition

The submitted method of demolition details are considered to be appropriate as the demolition of the building will follow standard demolition techniques, using hand tools and tracked plant and the material spoil/rubble will be disposed of at a licensed tip.

Site Appearance

The site restoration will include the installation of a 100mm bound 'hoggin' stone surface laid on a geotextile membrane and the erection of a new wooden diamond/knee rail fence which is considered to be suitable.

Highways

The Location Plan contained within the Method of Demolition Statement highlighted the required temporary road closure locations. On this basis, it is considered appropriate to attach an informative note to alert the applicant of the need to contact the Cumbria County Council Streetworks team to

	<p>gain a permit for this work.</p> <p><u>Ecology</u></p> <p>A bat inspection survey report was submitted as part of the application and Natural England were consulted. Natural England raised no comments to the proposal but noted the lack of comment does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes.</p> <p>The bat survey confirmed no bats or signs of bats were found within the building and therefore it is considered that the proposed demolition will not have a harmful impact on protected species. Although, following Natural England's standing advice it is considered appropriate to attach an informative note to cover the situation if bats are discovered after development has started.</p> <p><u>Conclusion</u></p> <p>Overall, the submitted details for this application are considered to be appropriate and prior approval is not required.</p>	
8.	<p>Recommendation:</p> <p>Prior Approval Not Required</p>	
9.	<p>Condition(s):</p> <ol style="list-style-type: none"> 1. The development must be carried out entirely in accordance with the details submitted. 2. The development must be carried out within a period of five years from the date of this letter. <p>Informative notes:</p> <ol style="list-style-type: none"> 1. Any works within or adjacent to the Highway must be agreed with the Highway Authority. No works and/or any person performing works on any part of the Highway, including Verges, will be permitted, until in receipt of an appropriate permit allowing such works. Enquires should be made to Cumbria County Councils Streetwork's team. Streetworks West streetworks.west@cumbria.gov.uk 2. If bats are discovered after development has started, all works shall stop and expert help should sought from a qualified and licensed ecologist. A survey should be undertaken and mitigation plans developed on the basis of this study. Bats and their roosts are protected by law and it is an offence to wilfully injure or kill a bat or damage or destroy a bat roost. 	
Case Officer: Chloe Unsworth		Date : 14/12/2020
Authorising Officer: N.J. Hayhurst		Date : 14/12/2020
Dedicated responses to:- N/A		