



## County Planning Committee

**Date** Tuesday 4 October 2011  
**Time** 2.00 pm  
**Venue** Council Chamber, County Hall, Durham

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### Business

#### Part A

4. Such other business as, in the opinion of the Chairman of the meeting, is of sufficient urgency to warrant consideration (Pages 1 - 6)

**Colette Longbottom**  
Head of Legal and Democratic Services

County Hall  
Durham  
26 September 2011

To: **The Members of the County Planning Committee**

Councillor K Davidson (Chair)  
Councillor P Charlton (Vice-Chair)

Councillors D Boyes, M Dixon, G Holland, K Holroyd, O Johnson,  
G Richardson, A Shield, J Shuttleworth, D J Southwell, P Taylor,  
E Tomlinson, Allen Turner, C Walker and R Young

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**Contact: Martin Tindle**

**Tel: 0191 383 6646**

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## Planning Services

# DELEGATED REPORT

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### APPLICATION DETAILS

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APPLICATION No: CMA/3/34  
 SITE LOCATION: Glenholme sports Centre, Glenholme Park, New Road, Crook  
 PROPOSAL: Prior Notification of Demolition of Sports Centre

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### DESCRIPTION OF THE SITE AND PROPOSAL

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#### SITE & PROPOSAL:

Glenholme Sports Centre is located on the edge of a residential area within the Glenholme Park area of Crook, and forms part of a leisure complex that includes a bowling green and tennis courts.

Under the provisions of Part 31 of the Town and Country Planning (General Permitted Development) Order 1995, Prior Notification of the sports centre's demolition has been submitted for a determination as to whether prior approval is required..

Whilst the demolition itself is deemed to be permitted development, it is the manner in which the demolition is to be carried out, adherence to relevant safeguards, and the restoration of the land upon which the building stands which determines whether prior approval will be required.

Provided the information submitted with the Prior Notification offers the reassurance necessary in regard to the above matters, Prior Approval is not required. Furthermore, Prior Approval will not be required, by default, should the Local Planning Authority fail to issue a determination within 28 days following notification receipt.

The notification is supported by a Bat Risk Assessment and Method Statement.

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### PLANNING HISTORY

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Not Applicable

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### PLANNING POLICY

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Not Applicable

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## **CONSULTATION AND PUBLICITY RESPONSES**

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### STATUTARY CONSULTEE RESPONSES:

None

### INTERNAL RESPONSES:

County Council Building Control accepts the Prior Notification, and has approved the proposed demolition works in accordance with Section 81 of The Building Act 1984.

The County Ecologist does not raise any issues concerning impact upon protected species

### PUBLIC RESPONSES:

None

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## **PLANNING CONSIDERATION AND ASSESSMENT**

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The need for prior approval rests solely upon the acceptability of the proposed manner of demolition, associated safeguards, and the site's restoration.

The planning merits of the building's removal, or other non - physical and constructional considerations, are not relevant.

Should prior approval be deemed not to be required, this does not necessarily mean instant demolition, rather it is a process that must be adhered to before such an act can take place.

The demolition would be undertaken in accordance with BS6187, which is best practice. Suitable furniture and fittings would be salvaged for reuse. Once demolition has been completed, the site would be levelled, graded, topsoiled and seeded.

No ecology issues have been raised, and Building Control is satisfied with the submitted demolition procedures and has issued Building Regulations approval.

Accordingly there is no reason to request any further information in the form of a Prior Approval.

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## **RECOMMENDATIONS AND CONDITIONS**

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The recommendation is that **Prior Approval is not required.**

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**REASONS FOR THE DECISION**

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- 1 The submitted notification satisfies the requirements set out within The Town and Country Planning (General Permitted Development) Order 1995 Part 31 Class A.2.
  - 2 More specifically, it provides assurance in respect of demolition method, site reinstatement, and ecology risk assessment.
  - 3 No objections have been received in respect to the notification.
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**APPROVED PLAN NUMBERS**

Location Plan 1:2500

Location Plan 1:500

Building to be Demolished Plan (site highlighted in red)

Floor Plan

Elevational and Aerial Photographs

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**ADDITIONAL MATTERS**

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None

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**SIGNATURES**

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**To be Completed by the Case Officer:**

Have the correct neighbour consultations been initiated? Y

Has the 21/14 day period for consultation responses expired (including from weekly list) ? Y

Has the correct statutory publicity been initiated with copies of relevant Notices on file ? Y

Has the correct CLG PS1 Code been attributed to the application? Y

Are all neighbour / statutory consultee comments properly appraised in the report ? Y

Signature: ..... Date: 29.09.2011  
Case Officer .....

**To be Completed by the Authorising Officer**

Do the recommended conditions meet the relevant tests; including being necessary to allow the development to proceed and enforceable ? Y / N

In the case of refusal is there an audit trail to demonstrate the applicant has been advised of refusal recommendation and invited to withdraw ? Y/N

In the case of refusal is this clearly justified with a good chance of the decision being supported at appeal ? Y / N

Signature ..... Date: 27.09.2011  
Authorising Officer.....

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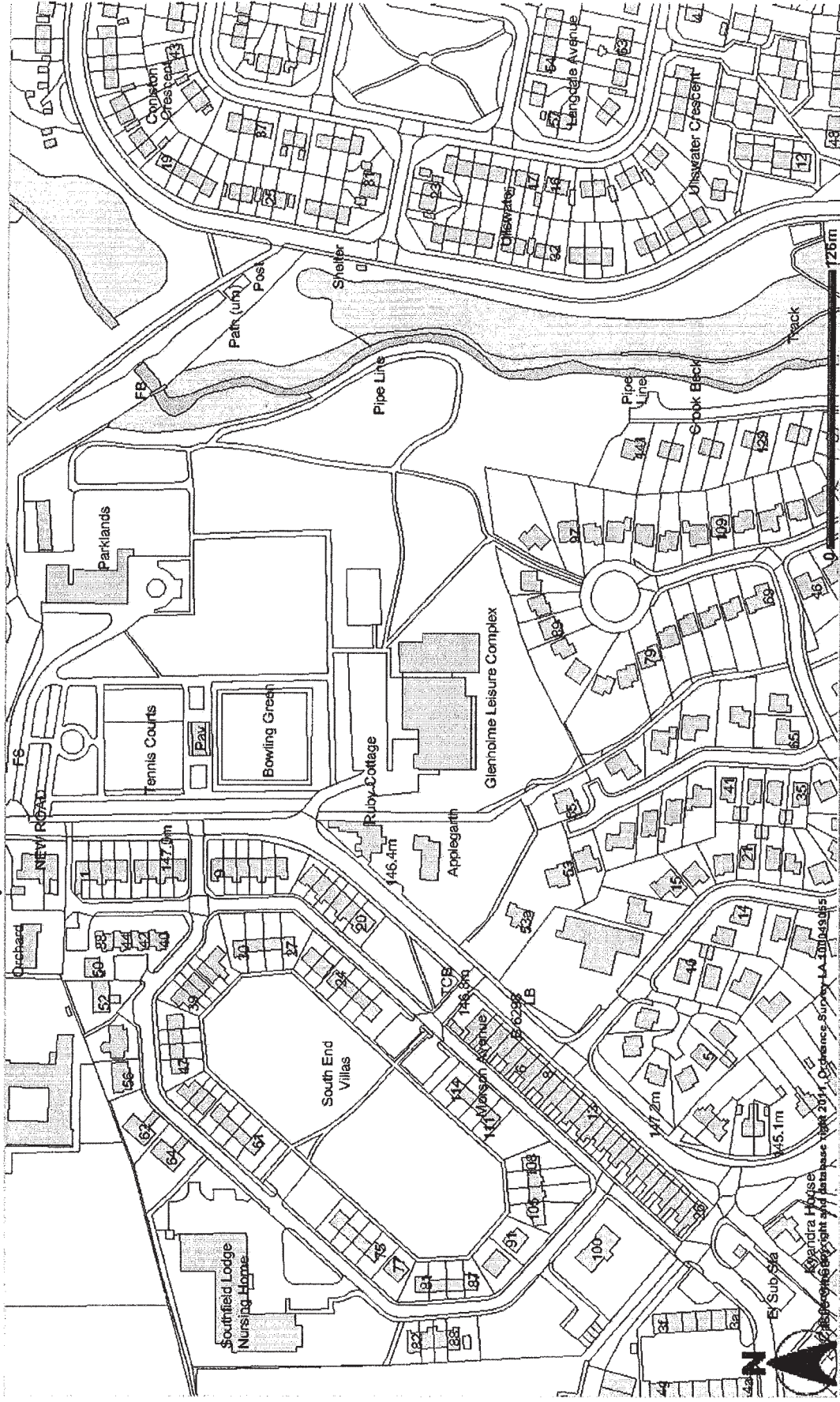
Application report within target determination date:

YES       NO

If no please stipulate:

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Durham County Council GIS Location Plan Scale 1: 2500



Crook Glenholme Sports Centre Durham

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