

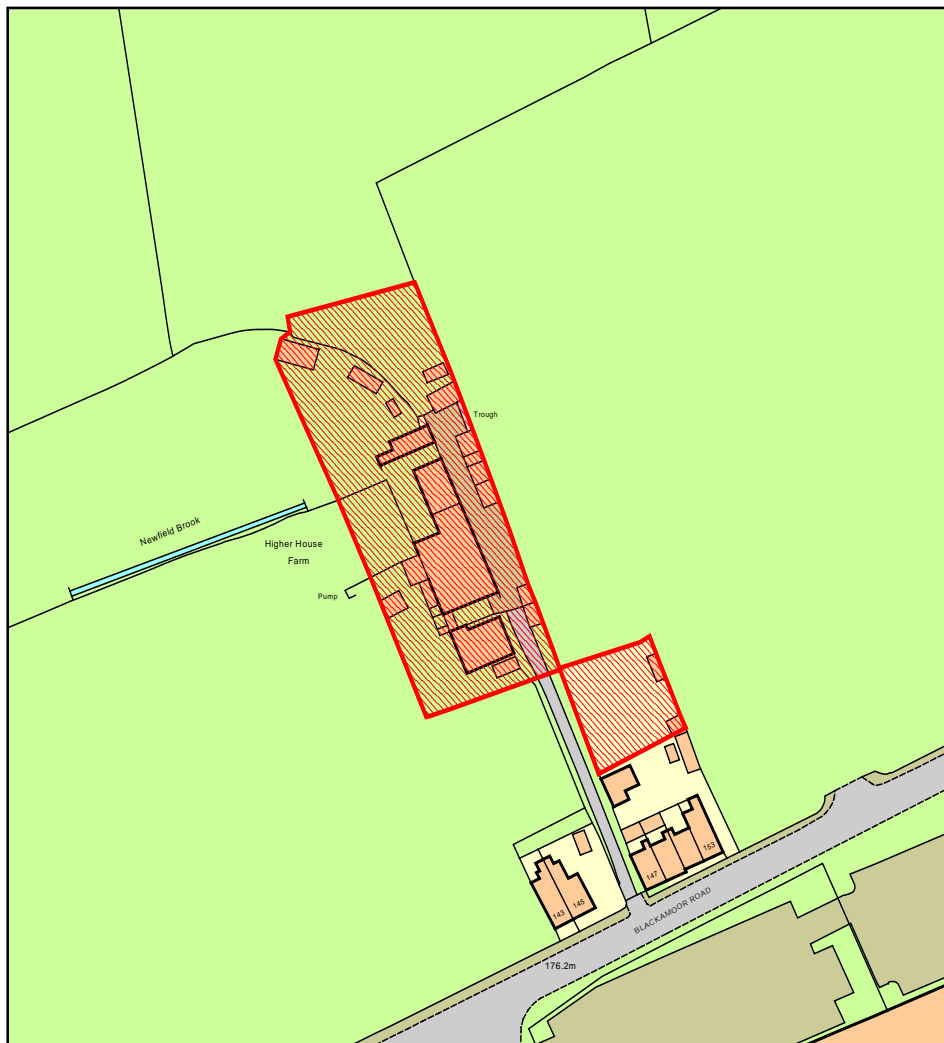
Proposed development: Prior Approval for demolition of Higher House Farm, outbuildings and adjacent garden sheds, comprising 1no. main building two storey structure and approximately 26 outbuilding/garage/shed type structures.

**Site address:
Higher House Farm
Blackamoor Road
Lower Darwen
BLACKBURN
BB1 2LG**

Applicant: Blackburn with Darwen Borough Council

Ward: Queens Park

**Councillor Faryad Hussain
Councillor Salim Mulla
Councillor Mustafa Ali Desai**



1.0 SUMMARY OF RECOMMENDATION

1.1 PRIOR APPROVAL IS GRANTED; subject to works being undertaken in accordance with the submitted and reviewed information.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

2.1 The application is in the form of a prior notification submission for the proposed demolition of a series of buildings within a redundant agricultural unit.

2.2 As the application relates to land owned by Blackburn with Darwen Borough Council who are also the applicants, determination must be made by the authorities relevant Committee, in accordance with Regulation 3 of The Town and Country Planning General Regulations 1992.

2.3 As a prior notification application, assessment is based on the limitations of Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015, which sets out that any building operation consisting of the demolition of a building is permitted development unless;

(a) the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support;

(b) the demolition is “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area or;

(c) the building is a “specified building”* and the development is undertaken during the specified period, regardless of whether, in relation to the development, a prior approval event has occurred.

*specified building means a building used for a purpose falling within Class A4 (drinking establishments) of the Schedule to the Use Classes Order; which is a community asset or has been nominated as such.

2.4 Development is permitted in accordance with the above, subject to the condition that the developer must, before beginning the development, apply to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site.

2.5 It is accepted that the proposal is compliant with the aforementioned limitations set as (a) – (c).

2.6 Further consideration has been applied as to the method of demolition and land restoration, through a review of the submitted supporting information. An appropriate scheme of Japanese Knotweed eradication and management of ecological issues is considered acceptable. Prior approval of the following key issues is, however, required:

- Demolition methodology and management of contractors vehicles
- Management of the culvert
- Impact on the perseveration of below ground remains of the building, relative to representation made by the Lancashire Archaeological Advisory Service.

3.0 RATIONALE

3.1 Site and Surroundings

3.1.1 The application site is a series of vacant buildings erected during the first half of the 19th Century. They sit within a wider, redundant agricultural unit located and accessed to the north of Blackamoor Road, between nos. 145 and 147, from an unmade track. The buildings to be demolished include the main farmhouse and circa 26no associated outbuildings.

3.1.2 The site includes a 450mm wide culvert running in an east to west direction.

3.1.3 The buildings are to be demolished in preparation of the site accommodating a new road to link from the Roman Road to Blackamoor Road, through the housing allocation identified in the Blackburn section of the Adopted Policies Map of the Local Plan Part 2. The new road will alleviate traffic congestion at the junction of Roman Road and Blackamoor Road.

3.2 Proposed Development

3.2.1 Prior notification of the proposed demolition of a farmhouse and 26no associated outbuildings; for determination as to whether or not the method of demolition and land restoration requires the prior approval of the Local Planning Authority; as set out in the submitted reports and drawings.

3.3 Assessment

1.3.1 As aforementioned, demolition is in accordance with the limitations of Schedule 2, Part 11, Class B of the (General Permitted Development) Order 2015 and is, therefore, accepted as permitted development, subject prior approval of the method of demolition and land restoration.

1.3.2 A comprehensive "Demolition Phase Health Safety and Environmental Plan" has been submitted which sets out proposed management of the key impacts of the development, including site access and vehicle movements; road cleaning; dust and air emissions; noise; vibration; water management; burning; waste management; ecology and general housekeeping. The plan supplements information originally submitted including a demolition plan and swept path analysis. The information has collectively been reviewed by the colleagues in Public Protection and Highways and is considered sufficient to address issues considered to require the authority's prior approval.

- 1.3.3 The Council's Highways consultee has recommended that a highway condition survey is submitted prior to the commencement of on-site works. As the scope of the assessment is limited to the method of demolition and land restoration, the requirement cannot be considered in this assessment. An appropriate informative can, however, be applied to the decision notice to advise that contact is made with the Traffic / Street Works team, prior to commencement of works.
- 1.3.4 In respect of the identified culvert running through the site; the Council's Drainage consultee advises that the demolition contractor must take all necessary precautions to ensure that the watercourse is not contaminated as a result of the demolition works and, prior to taking possession of the site, must complete a consent form in order for the Council to approve works in close proximity to the working culvert. Moreover, the contractor must ensure that the culvert remains undamaged and fully operational during the course of on-site works.
- 1.3.5 Lancashire Archaeological Advisory Service has commented on the application to advise of historic interest of the buildings subject of demolition, given their construction likely dating from the first half of the nineteenth century, which is recognised as the most important period of farm building development in England. Accordingly, it is considered appropriate to undertake a Building Record Survey prior to commencement of on-site works.
- 1.3.6 Summary
This report assesses the prior notification application for the proposed demolition of the buildings at Higher House Farm. In considering the proposal, all material considerations have been taken into account to inform a balanced recommendation.

4.0 RECOMMENDATION

4.1 Grant prior approval subject to the development being carried out in accordance with the following submitted documents and drawings:

- Demolition Phase Health Safety & Environmental Plan
- Bowland Ecology Survey November 2017
- Building Record Survey
- Capita Ecological Appraisal July 2017
- General Method Statement December 2017
- Drawing nos: 5955/DE75 004; 5955/DE75 003 Rev A; 5955/DE75 002; 5955/DE75 001 & 5955/DE75 004 Rev A

5.0 PLANNING HISTORY

5.1 None

6.0 CONSULTATIONS

- 6.1 Public consultation was carried out by display of a site notice; in accordance with the requirements of the Schedule 2, Part 11 of the (General permitted Development) Order 2015
- 6.2 Highways
No objection subject to implementation of submitted highway management details and agreement with traffic works team on a highway management plan.
- 6.3 Public Protection
No objection subject to implementation of the submitted methodology of demolition management.
- 6.4 Drainage
No objection subject to gaining consent for works in close proximity to the watercourse running through the site.
- 6.5 Ecology
No objection subject to implementation of recommendations of Ecology Survey.
- 6.6 Lancs Archaeological Advisory Service
No objection subject to production of a Building Record Survey.
- 7.0 CONTACT OFFICER: Nick Blackledge, Planner - Development Management.**
- 8.0 DATE PREPARED: 20th February 2018.**