

Proposed development: Prior Notification - Demolition (Regulation 4) of former rest home

**Site address:
Blakewater Lodge Rest Home
Swallow Drive
Blackburn
BB1 6LE**

Applicant: Blackburn with Darwen Borough Council

Ward: Blackburn Central

**Councillor Saima Afzal
Councillor Faryad Hussain
Councillor Zamir Khan**



1.0 SUMMARY OF RECOMMENDATION

1.1 THAT PRIOR APPROVAL IS NOT REQUIRED; subject to works being undertaken in accordance with the submitted and reviewed information; as set out in paragraph 4.1.

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 vacant Home for Older People. It is presented to Committee for determination due to the interest of the Local Authority as applicants and land owners; in accordance with Regulation 4 of the Town and Country Planning General Regulations 1992.

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 4 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 Consideration has also been applied as to the method of demolition, land restoration and ecological matters through a review of the submitted

supporting information; all of which is sufficiently detailed to ensure no further consideration is required under the Prior Approval procedure.

3.0 RATIONALE

3.1 Site and Surroundings

3.1.1 The application site comprises a vacant Home for Older People building and associated landscaped / parking area; located to the north east of Swallow Drive at its junction with Whalley Range, Blackburn. The surrounding area is characterised as a mix of residential and commercial.

3.1.2 The building is to be demolished and the land restored in an appropriate manner in order enable the future redevelopment of the site; the form and scale of which will be determined.

3.2 Proposed Development

3.2.1 Prior notification of the proposed demolition of the former Home for Older Building and subsequent land restoration; as set out in the submitted reports and drawings.

3.3 Assessment

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

3.3.2 A general "Method Statement for Demolition" 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 statement supplements a demolition plan and swept path analysis originally submitted. The scheme, having been reviewed by Highways and Public Protection consultees, is considered to appropriately mitigate against excessive impact of the development on the surrounding highway network and public amenity.

3.3.3 A Bat Survey was submitted to supplement the application. No objection was offered by Capita Ecology following its review, subject to implementation of recommended methods of mitigation.

3.3.4 A Tree Survey was also submitted to supplement the application, specifying the conditions of trees on site and identifying appropriate proposed management and protection measures to be introduced.

Summary

This report assesses the prior notification application for the proposed demolition of Blakewater Lodge. In considering the proposal, all material considerations have been taken into account to inform a balanced recommendation.

4.0 RECOMMENDATION

4.1 That prior approval is not required; subject to the development being carried out in accordance with the following submitted documents and drawings:

- Method Statement of Demolition dated 9th July 2018
- Location Plan. Drawing no. 5688/BB71 001
- Demolition Site Plan and Swept Path Analysis. Drawing no. 4119/XA05 004.
- Design and Access Statement dated 11th June 2018.
- Bowland Ecology Bat Survey dated June 2018.
- General Method Statement December 2017

5.0 PLANNING HISTORY

- 10/05/1251 – creation of 6 parking spaces.
- 10/17/1239 – withdrawn application for a change of use from Care Home to a range of retail uses.

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 the submitted details.

6.3 Public Protection

No objection subject to implementation of the submitted details.

6.5 Ecology

No objection subject to implementation of mitigation measures recommended in Section 5 of the Bat Survey..

7.0 CONTACT OFFICER: Nick Blackledge, Planner - Development Management.

8.0 DATE PREPARED: 3rd August 2018.

