

<b>Application Number:</b>	2022/0465/PAD
<b>Site Address:</b>	90 Outer Circle Drive, Lincoln, Lincolnshire
<b>Target Date:</b>	13th July 2022
<b>Applicant Name:</b>	City of Lincoln Council
<b>Proposal:</b>	Determination as to whether or not prior approval is required for the demolition of 90 Outer Circle Drive.

### **Background - Site Location and Description**

The application seeks to confirm whether prior approval is required for the demolition of a No. 90 Outer Circle Drive a 2 bedroomed detached bungalow. The property has been empty for approximately 18 months and the property has fallen in to disrepair.

The application is to determine whether prior approval is required and should be granted for the method of demolition and the restoration of the site.

The application is brought to Planning Committee as it is submitted by the City of Lincoln Council on Council owned land.

### **Site History**

No relevant site history.

### **Case Officer Site Visit**

Undertaken on 16th June 2022.

### **Policies Referred to**

- National Planning Policy Framework

### **Issues**

- Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 requires applicants to 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.

### **Consultations**

The LPA is not required to notify neighbours as part of this type of application. However, it does require the developer to display a site notice for a minimum period of 21 days of the 28 days beginning with the date on which the application was submitted to the LPA.

### **Consideration**

Under the provisions of Class B (demolition of buildings), Part 11, Article 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the LPA has 28 days to determine as to whether prior approval will be required for (1) the method of demolition and (2) any proposed restoration of the site.

Under Class B these are the only two matters which can be considered. No other planning considerations such as the principle of demolition or impact on parking provision can be undertaken. The applicant is only required to submit a written description of the proposed demolition works and confirmation that a notice has been displayed at the site. There is no requirement for the LPA to undertake any public consultation.

### Method of Demolition

The applicant has stated that the demolition will be via a dismantling or deconstruction method. The asbestos and rubble created by the demolition will be carefully removed from the site and properly disposed of.

In the event of asbestos being present then its removal would be covered by the Control of Asbestos Regulations 2012.

### Restoration of the Site

The building will be removed in its entirety including foundations. The council will maintain it as a grassed area moving forward in line with the rest of the estates grass cutting programmes.

Prior approval is required for the demolition; however, the applicant has provided adequate information of the proposed method of demolition and reinstatement of the land, and these are considered acceptable. It is therefore recommended that prior approval is required and approved.

### Financial Implications

None.

### Legal Implications

None.

### Equality Implications

None.

### Conclusion

The proposed demolition works satisfy the criteria and conditions of Schedule 2, Part 11, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as Amended). Prior approval details have been received as part of the submission, and these details are considered to be adequate/ satisfactory for the purposes of this prior approval notification application.

### Application Determined within Target Date

Yes.

## **Recommendation**

Prior Approval is Required and Approved subject to following standard conditions

## **Conditions**

- Development carried out within 5 years
- Development carried out in accordance with the submitted plans