

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 27 August 2008

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APPLICATION REF. NO: 08/00457/DD

STATUTORY DECISION DATE: 24 June 2008

WARD/PARISH: Middleton St George

LOCATION: Dinsdale Court, Middleton St George,
Darlington

DESCRIPTION: Determination as to whether prior approval is
required for demolition of sheltered housing to
enable redevelopment.

APPLICANT:

APPLICATION AND SITE DESCRIPTION

This application has been submitted to determine whether prior approval is required from the Council in relation to the method of demolition and any details of the proposed restoration of the site.

This application has been made by the Director of Corporate Services of Darlington Borough Council. Under the Council's Scheme of Delegation this application, therefore has to be referred to the Planning Applications Committee for determination.

A planning application (Ref: 08/00407/DC) for the erection of two storey sheltered housing providing accommodation for 22 residents has also been submitted. This new replacement building would be sited the east of the existing sheltered housing site. An area to the west (bounding Middleton Lane) would become surplus land for redevelopment.

The site is located to the east of Middleton Lane and to the north of Dinsdale Close with the railway lines bounding the site to the north. The existing building (to be demolished) is of a one and two storey design and is spread out over the site in five main blocks.

PLANNING HISTORY

There is no planning history relevant to this application other than that for the proposed replacement building (Ref: 08/00407/DC) referred to above.

RESULTS OF CONSULTATION AND PUBLICITY

No consultations or publicity is required for this type of application.

Middleton St George Parish Council made no comments on the application.

PLANNING ISSUES

In accordance with Class A Part 31 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995 (demolition of buildings) and Circular 10/95, the demolition of the majority of residential properties is classed as permitted development. This however, is subject to acceptable demolition methods and restoration of the site, the determination of this application must therefore assess whether the details are acceptable or not or if further information is required.

This is a Council application and the details of the demolition are to be agreed by the Council and the Contractors (not yet appointed). An example Method Statement has been provided which provided information relation to plant, access, making good the site and controlling debris.

It is considered that Prior Approval is not required.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely, the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. It is not considered that the contents of this report have any such effect

CONCLUSION

It is not considered that prior approval is required for the proposed demolition works.

RECOMMENDATION

That Prior Approval is not required.