

OFFICER REPORT

Application Number: DEM/2020/0675

B O C Ltd Terry Road

Prior notification for demolition

WITHIN GREEN BELT?	No
VISIBLE FROM GREEN BELT?	No
WITHIN CONSERVATION AREA?	No
LISTED BUILDING?	No

POLICY GUIDANCE

National Policy

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

NEIGHBOUR NOTIFICATION/CONSULTATION RESPONSES

Under Part 11 of the GPDO a site notice must be displayed for not less than 21 days. The applicant has certified that a notice was posted on 09/03/20.

EP: No objection, subject to condition.

Highways: No objection.

Ecology: No objection.

SITE DESCRIPTION

The application relates to a brick built industrial building located within the BOC site on the southern side of Terry Road. The site is within the built up area of Coventry.

PROPOSAL DESCRIPTION

The application seeks determination as to whether prior approval of the Local Planning Authority will be required for the method of demolition and any proposed restoration of the site under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 11, Class B – Demolition of Buildings.

Assessment

The demolition of the industrial building identified is considered acceptable. The application forms state that the building has not been used for some time and is now in a state of disrepair. The building does not have any historic or architectural merit that would warrant its retention. The application forms confirm that the floor slabs and foundations are to be removed with site levels graded out to blend with adjacent levels. The site is within the BOC site and has limited visibility from the public highway. The rear elevation of the remaining building is to be made good and refurbished once the northern-light style workshop building is removed.

Environmental Protection has raised no objection to the demolition, subject to a condition to assess the roofing material. If the material is identified as possibly containing asbestos, a suitably qualified person shall be employed to safely remove and dispose of this material. The brick-built building has flat roof sections and clay tiled pitch roof sections; however, there may be asbestos elements within the building and a compliance condition has been suggested.

The Ecologist has raised no objection and notes:

- The development will not have any direct impact on and statutory wildlife sites. The site is adjacent to Lower Stoke Local Wildlife Site (LWS), with other LWS within the vicinity. The old railway line is an important corridor linking into the city centre. The trees along the line are covered by a TPO.
- The site has a record for hedgehog; many other notable species are recorded in the vicinity including bats, amphibians and badgers.
- The site itself consists of buildings and hardstanding with negligible biodiversity value.
- Photographs suggest the building is not likely to offer significant opportunities for bat roosts, although bats will make use of any crevices, loose tiles etc.

Any permission should include the standard informative regarding legally protected wildlife.

Highways have raised no objection to the demolition.

Conclusion

The submitted details provide sufficient information and the works are considered acceptable.