

Reference: 15/01195/GDOD
Applicant: Hinckley And Bosworth Borough Council
Location: Leisure Centre Coventry Road Hinckley
Proposal: Demolition of Hinckley leisure centre and associated car park

RECOMMENDATION:- Prior Approval Not Required.

Introduction:-

This application is to be considered at Planning Committee in accordance with the Scheme of Delegation as it has been submitted by the Borough Council for its own development.

Application Proposal

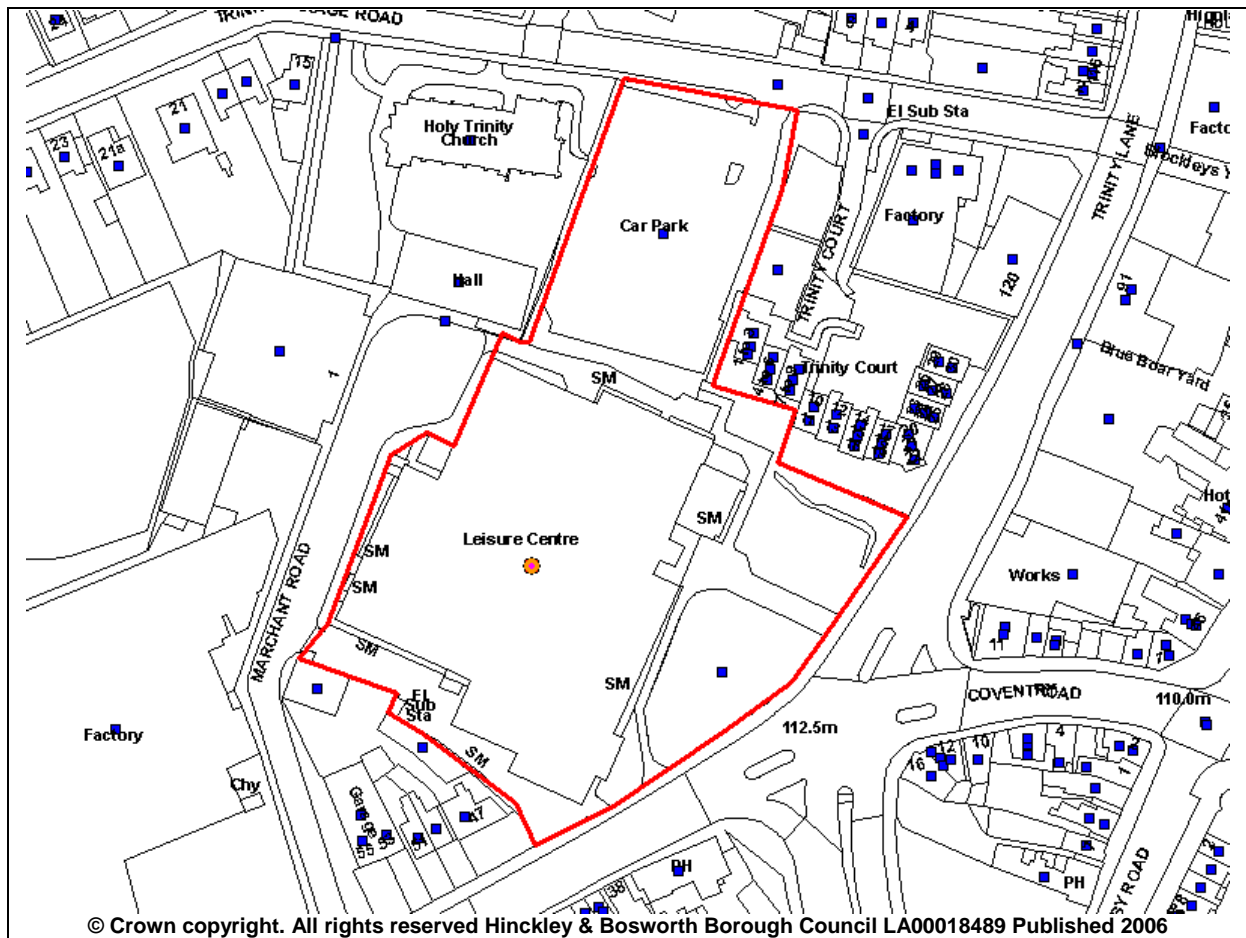
This application has been submitted under Part 11 Class B to Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015. It seeks a determination as to whether the prior approval of the local planning authority is required for the method of demolition of the Hinckley leisure centre and associated car park and any proposed restoration of the site.

The details of the application state that the method of demolition would be undertaken by workforce soft strip of the interior, demolition of the building by workforce and mechanical methods.

The Site and Surrounding Area

The existing leisure centre occupies a prominent position on Coventry Road close to the town centre. The leisure centre itself consists of a brick built building with a flat roof. To the rear of the site on Merchant Road are commercial premises and a meeting centre. To the north east of the site off Trinity Vicarage Road is a public surface car park associated with the leisure centre. Adjacent to this are residential dwellings and the Holy Trinity Church.

There is a mature Cedar tree to the front of the site.



Consultations:-

No consultations are required for such applications.

Policy:-

Based on Town & Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2, Part 11, Class B

Appraisal:-

The main consideration with regard to this application is whether the prior approval of the local planning authority is required for the method of demolition and any proposed restoration of the site.

Method of Demolition

The existing leisure centre building has reached the end of its economic life and a new leisure centre is in the process of being constructed in Argents Mead to open in April 2016. When the current leisure centre is no longer in operation it is proposed to be demolished it in anticipation of the redevelopment of the site, which has yet to be formally established through the planning process. The method of demolition of the building would be by workforce and mechanical means and all demolition materials removed from site. The means of demolition would be appropriately managed by contractors to avoid any impacts on any neighbouring properties. Therefore it is considered that demolition by the means proposed would be acceptable.

Works are expected to commence in May 2016 and to be completed by the end of December 2016.

There is a mature Cedar tree to the front of the site which will be retained where possible through the demolition programme.

Proposed Restoration of the Site

The land is to be levelled in advance of the site's proposed redevelopment. Therefore it is considered that the proposed restoration to level the site would be acceptable in this instance.

Conclusion

The building is to become redundant and no longer required for the purpose for which it was constructed. Having regard to the proposed method of demolition and proposed restoration, the local planning authority considers that the method of demolition and the proposed restoration of the site is acceptable and that in accordance with the Town & Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 11, Class B, further prior approval is not required.

RECOMMENDATION:- Prior Approval Not Required.

Reasons:-

- 1 Having regard to the proposed method of demolition and proposed site restoration works associated with the demolition of the Hinckley Leisure Centre, as indicated on the submitted plans, the local planning authority is satisfied that further prior approval is not required.

Notes to Applicant:-

- 1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.
- 2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.
- 3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.
- 4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

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