

Householder Prior Approval Delegated Report

Application Number: X/2025/0002

Site Address: Changing Rooms, Recreation Ground, Hill Crescent, Sutton in Ashfield, Nottinghamshire

Proposal: Detail in Respect of X/2024/0039 Application to Determine if Prior Approval is Required for Demolition of Changing Rooms, Hill Crescent

The Application	Detail in Respect of X/2024/0039 Application to Determine if Prior Approval is Required for Demolition of Changing Rooms, Hill Crescent
Relevant Planning History	<p>V/2002/1086 – Extension of existing changing block with flat to pitch roof conversion – Conditional</p> <p>X/2024/0039 – Application to determine if prior approval is required for demolition of building – Changing Rooms, Hill Crescent – Prior Approval Required</p>
Comments	<p>NCC Highways</p> <ul style="list-style-type: none"> - Issues arise from consideration of the site constraints plan against the list of information requirements from original decision. - Deliveries/collections timed during highway peak period. Requirements of the decision state that activity should be timed to take place outside highway peak periods. - Applicant proposes HGVs that leave the site should reverse along Harwood Place. Such vehicles would have to reverse out onto classified Skegby Road. Applicant proposed banksman to guide HGV drivers. Banksman cannot legally direct traffic on public highway but could ensure that safe gaps in traffic are available within which HGVs can join Skegby Road. This arrangement gives rise to highway safety concerns, reinforcing the need for HGV movements to take place outside highway peak periods. - On-street parking takes place on both side of Skegby Road on both sides of its junction with Harwood Place. Applicant should either demonstrate that HGVs can reverse onto Skegby Road without obstruction by parked vehicles or come forward with proposals for the temporary suspension of parking/waiting on Skegby Road approach to Harwood Place (which will require traffic regulation order). - No route signage proposal shown. - Provision of wheel wash facilities within the site will not address

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	<p>highway safety issue which would arise from loose material being carried from unbound surface of Harwood Place onto Skegby Road. Applicant should come forward with proposal for a road sweeping facility to remove any detritus from Skegby Road immediately after it is deposited.</p> <ul style="list-style-type: none"> - Details should not be approved until above issues have been satisfactorily addressed. <p>ADC Environmental health</p> <ul style="list-style-type: none"> - Reviewed the information submitted but do not consider that there are any matters that would be of interest to the team, so no comments to offer
Summary	<p>Application X/2024/0039 was assessed and it was determined that prior approval was required in relation to the method of demolition. This application is the submission of further details in relation to the method of demolition.</p> <p>The additional information details that works will be carried out Monday to Friday 8am to 6pm. Operative parking will be in the public car park to the east of the site and staff/visitors will walk to the site, an area will also be designated for site welfare adjacent to the building proposed to be demolished. A wheel wash facility is proposed at the site access and all site vehicles will be examined for debris. Heras fencing will be erected around the building during demolition works. Due to limited space debris will be loaded directly into an 8 wheel wagon for off site segregation. To minimise noise and dust, a dust suppressive method of demolition will be adopted by using sympathetic demolition/dismantling techniques. The equipment to be used is an 8-14 tonne demolition spec excavator and 8 wheel wagons. All residents of Harwood Place are to have a leaflet posted via to demolition at least 7 days prior to works commencing. An indicative reversing route down Harwood Place is shown and the existing fence line will be temporarily removed and reinstated post demolition.</p> <p>The Highways authority raised some concerns with the information submitted however the applicant has provided an email with further information to address their concerns. Deliveries/collections where possible will be timed outside of the peak highways periods detailed on the constraints plan. It is proposed that vehicles will reverse from classified Skegby Road, onto Harwood Place, a banksman will help advise the vehicles when there are safe gaps in traffic and will not direct traffic therefore vehicles will leave the site in a forward gear. If required to do so the contractor will apply for a temporary traffic regulation order to temporarily suspend parking adjacent to the junction of Skegby Road/Harwood Place to allow safe vehicle movements. Temporary signage will be utilised along Skegby Road to provide</p>

	<p>advanced warning of the site entrance and potential related traffic ahead. Contractor will monitor vehicles leaving Harwood Place (unbound surface) onto Skegby Road and will arrange for appropriate cleaning (road sweeper or similar) to remove any detritus deposited onto Skegby Road as soon as practicable including having cleaning on standby if required.</p> <p>It is acknowledged that the site is very constrained in terms of space available however the measures set out appear reasonable, as such it is recommended that prior approval is granted for the submitted details.</p>
Recommendation	Grant Prior Approval of the submitted details

Expiry Date 03/02/2025

	Signed	Dated
Case Officer		03/02/2025
Development Team Manager		03/02/2025
Determined by Service Director – Place and Communities Or on his behalf		03/02/2025