

Householder Prior Approval Delegated Report

Application Number: X/2025/0001

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

Proposal: Detail in Respect of X/2024/0038 Application to Determine if Prior Approval is Required for Demolition of Changing Rooms, Stamper Crescent

The Application	Detail in Respect of X/2024/0038 Application to Determine if Prior Approval is Required for Demolition of Changing Rooms, Stamper Crescent
Relevant Planning History	X/2024/0038 – Application to determine if prior approval is required for demolition of building – Changing rooms, Stamper Crescent – Prior Approval Required
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 on original decision. - Areas for bin storage, operative parking, vehicle routes/turning areas fall outside of the application site boundary. After addressing below point applicant should confirm and amend site boundary. - Applicant has not demonstrated that the above areas can accommodate the activities listed. Not shown using swept path, that HGVs of the sizes anticipated can be accommodated within the width of the gated site access and can enter, turn and leave 1 forward gear. Should the gate have to be removed, and access widened details of the scheme and reinstatement should be provided. - Deliveries/collections are timed during highway peak periods. Requirements of the decision state that such activity should be timed to take place outside highway peak periods. - Details of temporary surfacing of access, circulation, parking areas should be provided. Loose material should not be used to surface access within 8m of the highway boundary to prevent it from being carried onto highway. - 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

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	no comments to offer.
Summary	<p>Application X/2024/0038 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, an area will be designated for operative parking, welfare facility and bins. A wheel wash facility will be located near the site access and all site vehicles will be examined for debris. Heras fencing will be erected around the site during demolition works. Waste will be disposed of either through direct loading onto 8 wheel wagons or via the use of 20-40ft roll on roll off bins to segregate waste as necessary. To minimise noise and dust a dust suppressive method of demolition will be adopted by using sympathetic demolition and dismantling technique. The equipment to be used is an 8-14 tonne demolition excavator and 8 wheel wagons. Advanced warning signage is proposed to be located ahead of the site entrance. An indicative turning circle is shown for site vehicles to turn within the site and they are proposed to use the existing access to the site with a banksman available to control traffic on and off Forest Road.</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. A new site location plan has been provided to show that all aspects of the demolition are within the red line. They have advised that whilst they have not undertaken a formal swept path analysis of construction vehicles when the contractor begins work if it is not possible for a HGV to enter/exit the site using a forward gear through that existing gate then it will be temporarily removed and reinstated as existing, photographs will be taken to record the existing condition. It has been advised that deliveries where possible will be timed outside of the peak highways periods detailed on the constraints plan. Finally temporary surfacing will be assessed on site depending on the weather, ground conditions and vehicles used. If required, trackway systems will be utilised to protect the ground, and/or the ground will be reinstated following works. There will be no loose materials used as temporary surfacing within 8m of the highway.</p> <p>Whilst it is acknowledged that swept paths have not been provided showing that vehicles can access, turn and egress from the site there is a large area of open field that can be utilised for vehicles to manoeuvre so it is considered unlikely that any impact would be detrimental enough to warrant a refusal of details in relation to that point.</p>

	As such it is recommended that the details are granted prior approval.
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