

DELEGATED DECISION REPORT

DET/2019/0008
Valid 21/05/2019

**GLOSSOPDALE
COMMUNITY COLLEGE
LOWER SITE TALBOT
ROAD
GLOSSOP**

**DEMOLITION OF EXISTING
BUILDING AND ENGINEERING
BLOCK

(DEMOLITION
DETERMINATION)**

MAIN ISSUES

Whether or not the method of demolition of the buildings and any proposed restoration of the site is acceptable.

DESCRIPTION OF SITE

The site comprises Glossopdale Community College school/college buildings and the grounds and lies to the north of Glossop town centre, within the town's development boundary. It is enclosed by four residential streets with dwellings. These are Spire Hollin to the south, North Road to the west and Fauvel Road to the east and which all have rows of dwellings which back onto the school/college grounds. The fourth road is Talbot Road to the north which the school buildings are closest to, seen as facing the road and this road also provides the main access into the site. The dwellings on this road lie to the other side of the road to the north. There is Talbot House to the other side of the road which is part of the school/college but does not lie within the main grounds forming the application site. There are several trees close to all four boundaries. The buildings date mostly back to 1950s through to the 1970s and appear as mainly functional flat-roofed brick built buildings typical of their era. The exception is an engineering block which was built in 2009, comprising masonry walls around a steel frame. The buildings have either one, two or three stories.

PROPOSAL

The application is a "Prior Notification" application for the prior approval of the Council to completely demolish all of the school/college buildings on site (and remove all hard-standing areas). Class B of Part 11 of the GPDO allows the demolition of certain types of building without the need to apply for full planning permission. However, the same legislation also requires that the site owner apply to the Council for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site. The reason for the demolition of the buildings is due to them being in poor condition and as a new school is being built elsewhere in Glossop, it has been decided by the applicant, Derbyshire County Council, to remove all buildings due to their potential for vandalism. The restoration of the land will involve back-

filling with top-soil, which will grassed over. All demolition materials will be removed from the site.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No recent history.

CONSULTATIONS

Publicity

Site Notice: The applicant placed a site notice on 13.5.19 as required under Part 11 of the GPDO.

Neighbour consultation period ends: N/A

Press Advert: N/A

Public Comments

One letter of objection has been received regarding the proposed demolition of the engineering block built in 2009 as this is a relatively modern building. A letter has been received from a local resident concerned that demolition will take place in July and August leading to local people being more likely to be affected by noise and dust (when windows are more likely to be open). The letter also notes the absence of reports outlining the impacts. A letter has been received from Glossop and District Heritage Trust outlining the presence of a large terra-cotta bas relief to commemorate the opening of the school. It is considered this should be preserved and re-used at the new school due to its historic significance.

Town / Parish Comments

None.

Environmental Health

A Waste Management Strategy, Asbestos Survey, and Demolition Methodology Report should all be produced so that the impacts of the demolition can be fully assessed.

OFFICER COMMENTS

The demolition of buildings can lead to potential harms such as noise/polluting impacts on nearby neighbours, harm to the appearance of the area, loss of heritage assets (if the buildings have historical interest) and harm to the ecological value of the site particularly as bats tend to roost in buildings particularly if they have become vacant. Due to the nearby presence of a large number of dwellings to the

school/college, the impact on residential amenity as a result of the large potential for noise and dust from the demolition several solid and large buildings, is a significant concern. The potential for bats using the buildings also needs to be considered. There are several trees on the site including close to buildings and therefore the impact on the trees as a result of demolition works is also a material planning consideration.

However, these impacts cannot be properly assessed as the application is not accompanied by any survey reports or methodology reports. The only supporting information is a location plan and the application form which states that the method of demolition would be determined by the successful demolition contractor. It also states that "wherever possible remote demolition methods are to be adopted and are to be carried out in a controlled manner".

There is some detail in the forms regarding the restoration of the site which would include laying imported top soil and grassing over of the top-soil at a rate of 50g per sq.m raked into the top-soil. There is no information as to where the top-soil will be sourced and whether or not it would be tested before being laid onto the ground.

The buildings do not appear to have any real significant historic interest being purely functional modern post-war school buildings although the presence of a 1959 historic bas-relief has been raised by Glossop and District Heritage Trust.

CONCLUSION

The Council considers that "Prior Approval" is required for the demolition of the school buildings and further information provided so that the impact on residential amenity, impact on trees and the impact on the current ecological value of the site from the demolition processes can be properly assessed.

OFFICER RECOMMENDATION : PRIOR APPROVAL REQUIRED

Case Officer: Chris Johnston

Recommendation Date: 17.6.19

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council

