KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR DEMOLITION OF BUILDINGS – Town and Country Planning (General Permitted Development) Order 2015 (amended) – Class B, Part 11 of Schedule 2.

Reference No:	**2022/N /90230/W**
Site Address:	Bradley Nurseries, Bradley Junction Industrial Estate, Leeds Road, Huddersfield, HD2 1UR
Description:	Prior notification for demolition of buildings
Recommending Officer:	Laura Yeadon

DECISION – Prior Approval for demolition of buildings approved

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Teresa Harlow

AUTHORISED OFFICER

Date: 15-Feb-2022

Officer Report

https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022%2f90230

Site Description

Bradley Nurseries is a former plant nursery located off Leeds Road in Bradley, Huddersfield. The site is comprised of a steel framed building with a glass roof and polycarbonate sheeted wall and also polytunnel green house buildings. The site is within the Strategic Green Infrastructure Network and also within a Priority Employment Area as defined within the Kirklees Local Plan. The site is accessed off Leeds Road.

Description of Proposal

Prior approval is sought for the demolition of the main building and the polytunnel greenhouse buildings.

The building and greenhouse buildings will be demolished for site clearance for a proposed new development.

The proposed method of demolition is from the top down and the site would be restored as a cleared site for proposed redevelopment. The applicant has confirmed that all floor slabs would be left in situ, meaning it is only the superstructures of the buildings that would be removed.

The application form confirms that disposal of materials would be off-site at the tip.

History of negotiations/amendments received

No negotiations have taken place nor any amended plans sought.

Relevant Planning History

1986/02995 Erection of horticultural nursery
Granted Conditionally

Representations

The application was advertised by site notice by the applicant with a photograph demonstrating the site notice in situ forming part of this application. No letters of representation have been received as a result of this publicity. The Agent has confirmed that the site notice was erected on 19th January 2022.

Parish Council – not applicable

Consultation Responses

None

Policy

Schedule 2, Part 11 of the Town and County Planning (General Permitted Development) (England) Order 2015 (as amended).

Assessment

Principle of development

Part 11 of the Town and Country Planning (General Permitted Development) (England)Order 2015 details the procedures surrounding the demolition of buildings. Demolition of a building is not permitted if the buildings is or was last used for amongst other things, within a Conservation Area, a drinking establishment, drinking establishment with expanded food provision, a concert hall, venue for live music, theatre of if the building relates to a statue, memorial or monument that has been in place for at least 10 years.

No planning application is required because planning permission for the demolition is granted by the Order, subject to conditions set out in Part 11.

Paragraph B.2 ((b) (i)) states that the issues that the Local Planning Authority are entitled to consider. This includes the method of demolition and any proposed restoration of the site. The applicant has provided details of the method of demolition and the proposed restoration of the site.

There are two specific site constraints of consideration in terms of this application. One is that the main building is constructed on land which is potentially contaminated and the other is that the site is within a Bat Alert layer on the Council's GIS system.

As the main building has a glass roof with sheeted walls and the nature of polytunnels being of a lightweight construction it is considered that the demolition of the buildings would not result in significant ground disturbance. The applicant has confirmed that that floor slabs of the buildings would remain in situ which confirms, in turn, that little ground disturbance would take place. Future redevelopment of the site would likely require site investigation before floor slabs are removed.

Given that the main building is constructed from sheeting with a glass roof and single storey in height it is unlikely that it would support bat roosts due to the amount of light within the building and the lack of roof structures and crevices in which bats could roost. The other structures are lightweight polytunnels of glazing/polythene on metal frames. It is therefore considered there is not a reasonable likelihood of bats being found on site or that a bat report is required to consider the method of demolition.

Method of demolition

It is proposed that the method of demolition would be from the 'top down' and due to the nature of the buildings, principally lightweight or portal framed this is considered to be acceptable.

Restoration of the site

It is considered that the clearance of the site to enable potential redevelopment is considered to be acceptable in this instance. It is noted that all floor slabs would remain on site, so it is simply the superstructures of the buildings to be removed.

The site is within a Priority Employment Area within the Kirklees Local Plan and therefore to allow the site to be utilised for potential redevelopment is considered to be acceptable.

Conclusion

It is recommended that the Approval of Details for the prior notification for the demolition of the existing buildings is granted.

Recommendation **APPROVE**

Decision Authorisation - Delegated Powers

Application Number: 2022/90230

Officer Recommendation: Grant Prior Approval

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Site plan	SK01		24th January 2021
Application Form			24th January 2021

Report Dated: 15th February 2022