

Planning, Taxi Licensing and Rights of Way Committee Report

Application Number: 22/1288/DEM

Grid Ref: E: 310849
N: 291273

Community Council: Newtown And
Llanllwchaiarn Community

Valid Date: 28.07.2022

Applicant: Mr Harry Bowen

Location: Croesawdy, New Road, Newtown, SY16 1AS

Proposal: Demolition notification to include all properties, outbuildings, perimeter walls/fencing and any vegetations (including all gardens, shrubbery and trees)

Application Type: Demolition Notification

Report Update

This report forms an update to the previous report circulated to Members.

Consultee Responses

Consultee

Received

Community Council

17th Aug 2022

The Town Council would like to submit its response to the recent consultation as tabled below:

The Town Council would like to submit its response to the recent consultation as tabled below: Ref./ Officer/ (NLTC Lead)	Applicant	Site	Description
22/1288/DEM Rhian Griffiths	Mr H Bowen	Croesawdy, New Road, Newtown SY16 1AS	Application for prior notification of proposed demolition: Demolition notification to include all properties, outbuildings, perimeter walls/fencing and any vegetations (including all gardens, shrubbery and trees)

Consultation Response

Newtown & Llanllwchaiarn Town Council agrees with the recommendation in the Planning, Taxi, Licensing and Rights of Way Committee Report dated 28.7.2022, that prior approval is required. Specifically, that:

- Further information is required to assess any impact that the proposed demolition would have upon neighbouring properties in terms of the method of demolition, specifically the impacts from noise and dust on the wellbeing of local residents, demolition-phase noise control, dust control, pollution prevention and boundary issues.
- Further information is required in respect of the restoration of the site.

The Town Council wishes to make additional comments about the demolition proposal.

- Demolition of “Croesawdy” would not be supported under Supplementary Planning Guidance (Newtown & Llanllwchaearn Place Plan). Specifically, policies CH-a, CH-c, CH-d, CH-e, CA-a, CA-b.
- “Croesawdy” is named in Appendix 4 of Supplementary Planning Guidance (Newtown & Llanllwchaearn Place Plan) as a “Building of Significance To The Community”.
- There is strong public opinion in the community that “Croesawdy” should not be demolished:
 - o A change.org petition to “Save Croesawdy” has 544+ signatures
 - o A “Save Croesawdy” Facebook group has 522+ members
 - o The Town Council has received a number of written and verbal objections from members of the public
- The Town Council Economy & Environment Committee has raised the following concerns in addition to those already stated about the demolition process:
 - o Demolition should be considered in a wider context, taking other considerations into account.
 - o Consideration should be given all aspects of the planning process including legalities such as restrictive covenants.
 - o The loss of a building of rare and significant heritage on the main route through the town.
 - o The lack of consideration given to alternative uses for the building.
 - o The lack of information about the intended use of the site.
 - o A potential listing by CADW which is making a site visit today, and that no decision on demolition should be taken before the CADW report and recommendation is available

Please could you confirm receipt of this response and confirm, as discussed, that the comments will be put before the Planning, Taxi, Licensing and Rights of Way Committee on 18th August.

Environmental Protection

11th Aug 2022

Regarding the dust, noise and vibration control plan that has been submitted.

I am satisfied with the measures specified in the report, and therefore I have no objection to the application provided the demolition is carried out in accordance with the plan.

Representations

Further to the previous report circulated, a further 49 objections have been received by the Local Planning Authority. This takes the total number of objections to 64 at the time of writing this update report.

In addition to the points detailed previously, the additional representations also raise the following:

- Architectural value
- Carbon footprint
- Noise from the demolition
- Dust from the demolition
- Risk of asbestos
- Loss of privacy & security relating to the demolition of boundary walls and fences
- Newtown & Llanllwchaiarn Place Plan
- Bats
- Tourism opportunities
- Requests for extended time for determination of the proposal
- Adjacent site (Travis Perkins) benefitting from planning consent
- The principle of future re-development of the site
- Not an allocated site under the Powys LDP
- The specifics of a redevelopment proposal, including housing and tenure type, loss of light / privacy, parking & traffic movements, overlooking, noise from occupiers
- Online petition

Officer Appraisal

Method of Demolition

As detailed within the previous report, Environmental Protection originally requested further information in respect of the development, specifically operating hours and a dust management plan.

Following this, further information has been submitted by the Applicant in the form of a Dust, Noise & Vibration Management Plan. Environmental Protection have been reconsulted and have confirmed that they have no objection to the proposal, subject to the demolition being undertaken in accordance with the submitted details. This is controlled through sub paragraph A2 (b)(vi)(bb) of Part 31 of Schedule 2 of the GPDO.

Restoration of the Site

Previously it was noted that no material details had been confirmed in respect of the restoration of the site following the demolition. The Applicant has since confirmed that the site will be backfilled with clean quarried stone. This material is considered to be appropriate and acceptable.

It is therefore considered that sufficient information has been submitted in terms of the method of demolition and the proposed restoration of the site.

Conclusion

In light of the above, Officers consider that the additional information submitted in support of the notification addresses the concerns raised under the previous report in regard to the method of demolition and the proposed restoration of the site.

RECOMMENDATION – Permitted Development

In light of the above, Officers consider that the notification has been supported by sufficient information in regard to the method of demolition and the proposed restoration of the site. Therefore, in accordance with Class A, it is not considered that the prior approval of the Local Planning Authority is required and the recommendation is therefore one of Permitted Development.

It is recommended that the determination of this notification be delegated to the Chair and Vice-Chair of this committee in consultation with the Professional Lead - Planning, to allow for the expiration of the site notice to occur.