

16/00081/REG3	Demolition of 14 garages and associated works Easton Walk Garages, Easton Walk, Corby for Corby Borough Council
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Background

This application relates to the garages located at the end of Easton Walk adjacent to the rear of the properties on the High Street. The site is accessed from South Road and is surrounded by residential development.

This application is being brought to committee as Corby Borough Council is the applicant.

Description

This application seeks consent for the demolition of 14 garages.

Following demolition the area will be left as hard-standing for parking.

Site History

There is no relevant site history

Policies

Policy 13 of the North Northamptonshire Core Spatial Strategy

National Planning Policy Framework

Consultation

Northamptonshire Highways: No Objection subject to Public Right of Way Condition

CB Property: No comments received

Environmental Services: No Objection subject to a restriction on working hours condition.

Mike Warburton Asbestos Team Leader: Contractor to provide RAMS (Risk Assessment Method Statement).

Northamptonshire Crime Prevention: No Objection. Pleased that the site is better overlooked for surveillance.

Advertisement/Representations

Neighbour Letters were sent to Nos 38, 38A, 38B & 38C High Street and Nos 1, 2, 3, 4, 5, 7, 9, 11, 13 & 15 and Nos 2, 4, 6, 8, 10, 12, 14, 16 & 18 Prentice Walk on 7th March 2016

Site Notice was posted on 8th March 2016

No representations had been received

Report

This application seeks consent for the demolition of 14 of the garages located in the garage area at Easton Walk. The garages have a brick external facing wall with a corrugated metal roof that contains asbestos.

Once the garages have been demolished there will be flat parking spaces where they are currently located.

The rear walls of both of the garage blocks will be replaced with a 6 foot high fence. This will retain the privacy and enclosure for the units on the High Street that back onto the parking area and number 15 Easton Walk that forms the boundary to the south.

A 3 foot high metre high fence is proposed in place of the side walls of the garage blocks and the existing wall that is directly adjacent to the Easton Walk footway. The existing access from the garages to Easton Walk will be retained. It is considered that a fence at 3 foot in height is appropriate given the garages were already in situ and formed the garage court.

The reduction in height upon this boundary will enhance surveillance of the garage area and help reduce the perception of crime or anti-social behavior.

The proposal does not change the use of the site from car parking and therefore there is limited impact from the proposal in terms of the neighbour impact.

Due to the potential dangers associated with asbestos removal, the contractor will be using CAT trained operatives who will remove the ACM under controlled conditions. This will be then wrapped in 1000 gauge poly and be consigned to a registered waste transfer station for onward disposal. All works would be carried out in accordance with a RAMS (risk assessment management statement).

The site is surrounded by residential properties; therefore the hours condition requested by Environmental Services is considered to be reasonable and is recommended as a condition.

Recommendation:

Approve subject to conditions

1. The development hereby permitted shall be commenced no later than three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. No development shall take place outside of the following hours without the prior written approval of the Local Planning Authority.

08:00 to 18:00 hours Mondays to Friday

08:30 to 13:30 Saturdays

and at no time on Sundays or Bank Holidays.

Reason: In the interests of the residential amenity of the nearby occupiers and accord with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Reason for Approval:

Subject to the conditions above the proposed development is considered to be an acceptable form of development that does not adversely impact on the appearance of the area or the residential amenity of the nearby properties. The proposal is considered to comply with policy 13 of the North Northamptonshire Core Spatial Strategy.

Statement of Applicant Involvement:

The application raised no significant planning concerns which required the involvement of the applicant.

Officer Contact

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