

## DELEGATED DECISION REPORT

---

**DET/2022/0008**  
**Valid 14/01/2022**

**HM YOUNG OFFENDERS  
INSTITUTE ASH BANK ROAD  
WERRINGTON**

**APPLICATION TO DEMOLISH  
2NO. SINGLE STOREY BARNs  
(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 is the Young Offenders Institute, Ash Bank Road Werrington. The complex is sited on the southern side of Ash Bank Road. Whilst the complex can be seen from Ash Bank Road, it is set well back from the highway, is at a lower land level and there are a cluster of detached, brick buildings (including dwellings) which separate the site from the road. The application barn buildings are not Listed and are not sited within any Conservation Area.

### PROPOSAL

The application is a "Prior Notification" application for the prior approval of the Council to demolish two detached barn buildings. The barns are constructed using materials including blockwork and timber and metal corrugated roof. The barns sit near to the western side of the complex, both are rectangular in shape and sit at right angles to each other to form an 'L' shaped arrangement. Although the barns are not within the 'main' complex of buildings, they are not particularly divorced from it; having a close relationship with another larger barn immediately to the west, which is to be retained, and south of the main car park.

The applicant states that the reason for proposed demolition is due to the two buildings being beyond repair, that they would be removed in sections by a mix of hand and mechanical demolition and, upon completion of demolition, the land covered with Type 1 MOT crush and run to match the surrounding levels.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

NA

### SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Numerous applications within the complex however no previous applications to be found relating to demolition of this building.

## CONSULTATIONS

Environmental Health: No objections subject to conditions.

Staffordshire Wildlife Trust: Preliminary Roost Assessment required prior to demolition.

### Publicity

Site Notice. In accordance with Part 11 of the GPDO, the applicant has submitted photographs of their site notice.

## OFFICER COMMENTS

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 process does not allow the Local Planning Authority to question the principle of demolition as that is permitted development,

It is noted that there are some details regarding demolition on the submitted plan. The Council's Environmental Health Department has not objected to the application but does recommend some further details are obtained to include control of the times of day in which demolition/construction can take place and the submission of a Construction and Environmental Method Statement prior to works commencing on site.

Officers have liaised with Staffordshire Wildlife Trust (SWT) who have stated the building has potential for accommodating bats. SWT comment that *'Due to the type of buildings and surrounding habitat, we advise that a Preliminary Roost Assessment is carried out on all the buildings proposed for demolition. This is an initial check of the buildings for features, and any bat signs, which may then advise further surveys if bat potential is found, and/or a sensitive demolition method.'*

There are no objections to the proposed site remediation. The building is located on the western side of the complex. The immediate surrounding land is mainly hard-surfaced with the land at the front of the 'L' shaped arrangement being used for car parking. The result of demolition will simply increase the amount of hardstanding within this part of the site, to which there are no objections.

## CONCLUSION / PLANNING BALANCE

The Council considers that "Prior Approval" is required for the demolition of the buildings and further information including a Preliminary Roost Assessment (and potentially further surveys) and a Construction and Environmental Method Statement are needed so that impacts can be properly assessed.

**OFFICER RECOMMENDATION :**

Prior approval required.

**Case Officer:** Lisa Jackson

**Recommendation Date:** 10/2/2022

X *B.S. Haywood*

---

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**