

APPLICATION FOR PRIOR NOTIFICATION - DEMOLITION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/08633
APPLICATION TYPE:	Prior notification: Demolition
SITE ADDRESS:	Sunflower Nursery, The Manor Academy Primary, Lowbourne, Melksham, SN12 7NG
DEVELOPMENT DESCRIPTION:	Proposed demolition of former Sunflower Nursery mobile building
RECOMMENDATION:	Prior Approval Not Required

SITE DESCRIPTION/CONTEXT

The proposal relates to the demolition of the Sunflower Nursery mobile building located at The Manor Academy Primary, Melksham. The building is proposed for demolition as it is no longer in use.

RELEVANT PLANNING HISTORY

Proposal / Summary
13/02071/FUL - Full planning permission Decision - Approve with Conditions Date: 11/9/2013 – Proposed timber double classroom building
W/76/00366/HIS - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 14/6/1976 – Removal of planning permission for erection of single mobile classroom without toilet
W/75/00833/HIS - Historic apps 1974 to 1983 Decision - Approved Date: 13/10/1975 – Erection of 2 mobile toilet units, 1 female and 1 male
W/03/01623/WCC - Wiltshire Council R3 Decision - Approve with Conditions Date: 30/10/2003 – Supply and erection of a relocated double mobile classroom with toilets
W/96/00686/FUL - Full planning permission Decision - Approve with Conditions Date: 26/6/1996 – Erection of temporary unit (5 years) adjoining room 16
W/06/09031/WCC - Wiltshire Council R3 Decision - Approve with Conditions Date: 12/2/2007 – Alterations and extension to provide additional infant classrooms and associated works
W/99/00066/FUL - Full planning permission Decision - Approved Date: 24/2/1999 – Erection of changing room and store

RELEVANT LEGISLATION, POLICY AND GUIDANCE

This application is assessed under Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which grants planning permission for certain types of development described in Schedule 2 of the Order. The grant of permission is subject to the limitations, conditions, and provisions set out within the relevant Classes of permitted development.

Under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), it allows for any building operation consisting of the demolition of a building.

Where such development is proposed, the developer is required to apply to the local planning authority for a determination as to whether prior approval is required as to the method of demolition and any proposed restoration of the site.

ASSESSMENT

Does the Proposal Qualify as Permitted Development?

Having completed the detailed assessment checklist at Appendix 1 of this report, it is concluded that the proposed development qualifies as permitted development under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and the assessment may now proceed to consider the method of demolition and any proposed restoration of the site as required by the GPDO.

Is Prior Approval Required?

Method of demolition

The application relates to the former Sunflower Nursery mobile building located at The Manor Academy Primary School. The proposed method of demolition involves mechanical removal combined with partial hand soft-strip, carried out in a controller manner. This approach is considered appropriate for the building type.

Given the site is within a school, works will be strictly managed to ensure health and safety compliance. Spoil and rubble will be loaded onto a small loader and removed from the site to a licenced landfill facility. The proposed method of demolition is considered acceptable.

The application has been made by Wiltshire Council and will be undertaken within a contained school site. No further information is considered necessary, and prior approval is not required for this aspect.

Proposed restoration of the site

Following demolition, the land will be cleared and returned to grass as part of the school grounds. This is considered appropriate and raises no concerns regarding the character and appearance of the area. Accordingly, prior approval is not required with regard to this matter.

CONCLUSION

Prior Approval not Required

The proposed development has been assessed against the provisions, limitations, and conditions set out in Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Based on the submitted plans and supporting information, the proposal complies with the criteria for permitted development, and therefore falls within the scope of Class B. As such, the local planning authority has considered whether prior

approval is required in relation to the method of demolition and proposed restoration of the site. In this case, it is concluded that prior approval is not required, and the development may proceed in accordance with the submitted details.

RECOMMENDATION:

That Prior Approval is NOT required.

APPENDIX 1 – PERMITTED DEVELOPMENT CHECKLIST

	Permitted Development	Yes / No
B	Any building operation consisting of the demolition of a building	Yes
Criteria (B.1) – Development not permitted by Class B:		
(a)	the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support;	No
(b)	the demolition is “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area)	No
(c)	the building is used, or was last used, for a purpose falling within— (i) article 3(6)(p) (drinking establishments etc.) of the Use Classes Order; or (ii) article 3(6)(q) (drinking establishments with expanded food provision) of that Order	No
(d)	the building is used, or was last used, for the purpose of— (i) a concert hall; (ii) a venue for live music performance; or (iii) a theatre; or	No
(e)	the demolition relates to a statue, memorial or monument (“a commemorative structure”) in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure— (i) that is a listed building; (ii) that is a scheduled monument; (iii) within a cemetery, on consecrated land, or within the curtilage of a place of public worship; (iv) within the grounds of a museum or art gallery; or (v) within the curtilage of a dwellinghouse.	No