

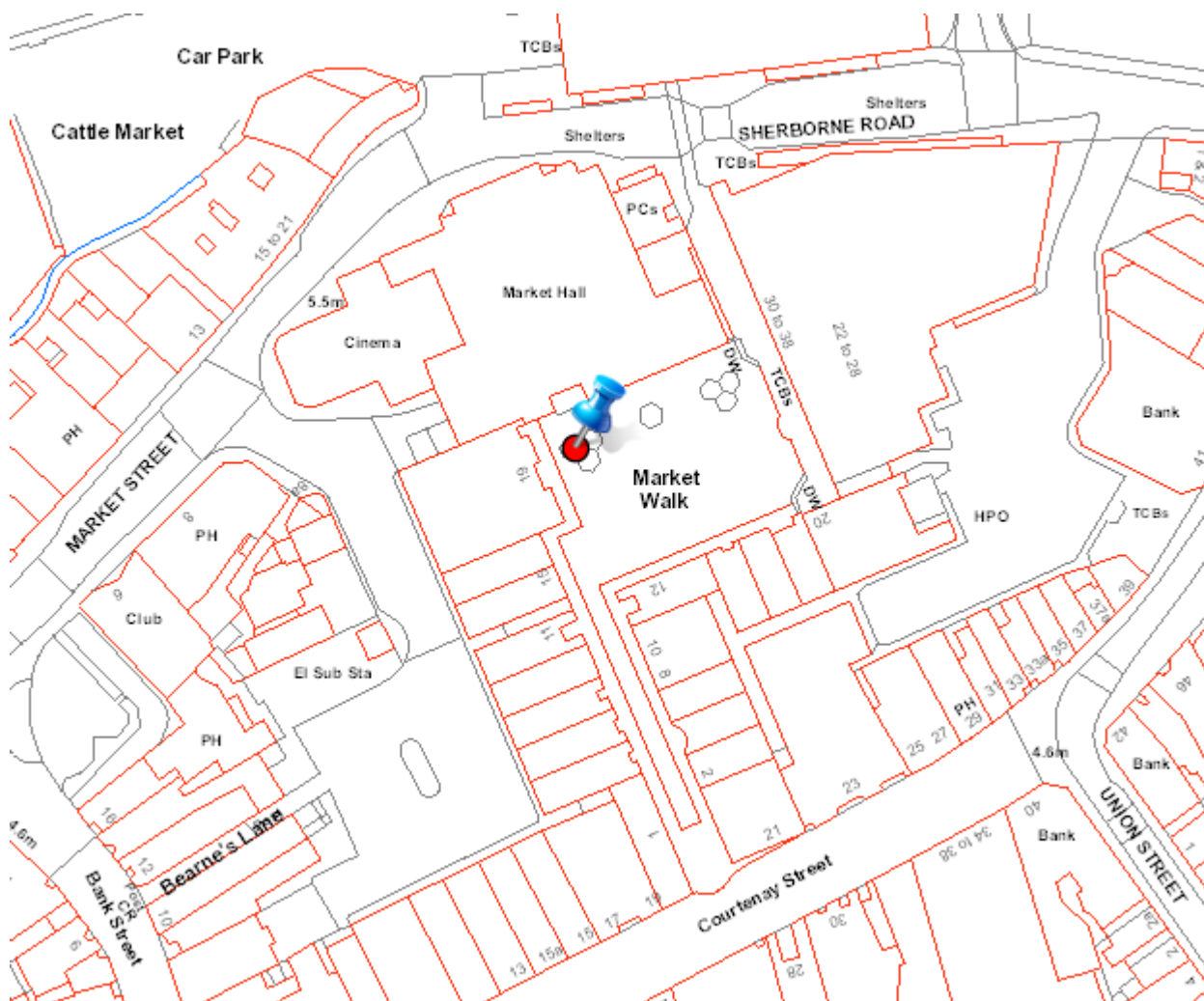
PLANNING COMMITTEE REPORT

19 March 2019

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	NEWTON ABBOT - 19/00283/DEM - Market Square, Market Walk - Demolition of kiosks 1, 2 and 4	
APPLICANT:	Teignbridge District Council	
CASE OFFICER	Gary Crawford	
WARD MEMBERS:	Councillor J Hook Councillor Hayes	Bushell
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=19/00283/DEM&MN	





19/00283/DEM - Market Square, Market Walk, Newton Abbot, TQ12 2QZ



Based upon Ordnance Survey Material with Permission of Ordnance Survey on behalf of the controller of Her Majesty's stationery Office (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Teignbridge District Council 100024292

1. REASON FOR REPORT

The site is owned by Teignbridge District Council.

2. RECOMMENDATION

PRIOR APPROVAL NOT REQUIRED. The following conditions apply:

1. Development to be carried out in accordance with the submitted details
2. Development must be carried out within a period of 5 years from the date on which the Local Planning Authority received the application and supporting information

3. DESCRIPTION

- 3.1 The application site relates to three kiosks which form part of a group of seven kiosks within Market Square in Market Walk, Newton Abbot. Kiosks 1 and 2 are attached to Kiosk 3 which will remain in place and be made good. Kiosk 4 is a stand-alone kiosk.
- 3.2 Under the requirements of Part 11 (Class B) of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the developer is required to give the Local Planning Authority 28 days prior notification of their intention to demolish the buildings.
- 3.3 The principle of development is acceptable by virtue of Part 11 (Class B) of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Only subject matter concerning the method of demolition and any proposed restoration of the site should be considered. The Local Planning Authority can request 'prior approval' of these details if it is considered necessary.
- 3.4 The applicant has advised that the kiosks will be soft stripped to start with and then carefully demolished. The ground will be made good with brick pavements which have been saved from the Market Square enhancement scheme.
- 3.5 In this instance the method of demolition and the proposed restoration of the site are acceptable and it is not considered necessary to require prior approval of further details.

4. POLICY DOCUMENTS

Teignbridge Local Plan policies are not applicable as the application is a prior notification application.

5. CONSULTEES

Not applicable.

6. REPRESENTATIONS

A site notice has been erected on each kiosk. No representations have been received at the date of drafting this report.

7. TOWN COUNCIL'S COMMENTS

No objections but regretted the loss of the central kiosk.

8. COMMUNITY INFRASTRUCTURE LEVY

This development is not liable for CIL because it is an application of prior notification for demolition of buildings.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location, this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

Business Manager – Strategic Place