

24/01349/DEMOL

Applicant Rushcliffe Borough Council

Location Former Islamic Institute Inholms Gardens Flintham Nottinghamshire
NG23 5LQ

Proposal Prior Notification of demolition of former officers mess Islamic school buildings

Ward East Bridgford

Full details of the proposal can be found [here](#)

THE SITE AND SURROUNDINGS

1. The application site relates to part of the former Islamic Institute (originally the Officers' Mess attached to RAF Syerston). The buildings on the site are currently derelict. The site is located to the northwest of the village of Flintham and outside of the Conservation Area.
2. The site is adjoined on its south-west side by the Flintham village cricket pitch, to the north-west by the A46(T) and to the south-east by Inholms Gardens, a group of former RAF dwellings.
3. There is a Tree Preservation Order present on the site which include both individual trees and a group of trees.

DETAILS OF THE PROPOSAL

4. The application submitted by Rushcliffe Borough Council Property Services is for a 'Prior Notification of Proposed Demolition'. All the buildings on the site (apart from the recently erected bat barn) are proposed to be demolished.
5. Information submitted with the application states that the demolition is to be completed by the end of November with the spoil cleared as soon as possible once the buildings have been removed. The only material that will be retained on site will be used to infill flooded basements. Removal of any features with bat roost potential will be performed by hand or hand tools followed by remote demolition.
6. Under the Town and Country Planning General Development Order 2015 (as amended) planning permission is not required for the demolition of the buildings (the demolition constitutes permitted development), but it is a requirement of the legislation that an application has to be submitted to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required to the method of demolition and any proposed restoration the site. Under the above legislation the demolition can commence if the application has not been determined within 28 days of receipt and the

applicant has not been informed that the prior approval of the authority is required.

7. Under the terms of the current constitution as the Borough Council is the applicant this application is brought to the Planning Committee for consideration.

RELEVANT SITE HISTORY

8. Outline planning permission (15/03060/OUT) for Redevelopment of the Former Islamic Institute for up to 95 Dwellings was granted in 22/09/2016. This permission has now expired.
9. A S215 Notice (Untidy Land Notice) has previously been served on the site to secure the buildings demolition. Surveys undertaken in connection with this matter revealed that the existing buildings on the site contain bat habitats and therefore compensation for any loss of habitats was required before demolition of the building could be undertaken.
10. Full planning permission (22/01426/FUL) for the construction of a bat barn was granted by the Planning Committee in September 2022. Work has commenced on its construction.
11. None of the steps required by the S215 notice have been complied with and Officers have the authority to pursue works in default of a section 215 notice for the demolition of the building.
12. An outline planning application (24/00981/OUT) is presently being considered for Outline planning permission for up to 114no. dwellings with all matters reserved, except for access. The applicant of the outline application is the owner of the site.

REPRESENTATIONS

Ward Councillor(s)

13. Ward Councillor Simms no comments yet received.

Town/Parish Council

14. Flintham Parish Council support the demolition of the site but would like confirmation that the site will be made safe and secure after demolition, ensuring there are no trespassers.

Statutory and Other Consultees

15. National Highways raise no objections to the proposal. The site is in excess of 30m distant from the nearest link to the Strategic Road Network and will not be adversely impacted by the demolition. The A46/ Flintham junction has spare operating capacity and will accommodate any traffic movements generated by the works.
16. Nottinghamshire County Council as Local Highways Authority have no highway objections.

Rushcliffe Borough Council:-

17. Senior Ecology and Sustainability Officer notes that a Natural England Mitigation Licence is in place for these works, this licence provides evidence that Natural England is satisfied that populations of protected species will not be detrimentally impacted by the works provided the works are completed in compliance with the licence. Therefore, there is no ecological objection to these works being completed in accordance with the Mitigation Licence.
18. Senior Landscape Officer requires a condition to ensure tree protection measures are in place in accordance with best practice. He considers that there is adequate space on site to achieve this so does not object to the proposed demolition. Details of the proposed tree and hedgerow protection has been provided and he raises no objection to the information. It is noted that a single cherry tree is to be removed which is a low quality specimen and due to its location at the heart of the access and demolition zone there is no objection to its removal.
19. Environmental Health Officer requested additional information in the form of a demolition method statement. This has been received and is considered satisfactory in terms of the measures proposed to minimise noise, vibration and dust emissions during the demolition works. It is noted that a crusher is intended on site and the applicant should be reminded that the operator should notify Environmental Health (as the regulator in whose area the mobile plant is to be operated) of where and when the crusher will be used. This will be a requirement of the environmental permit for the mobile crusher.

Local Residents and the General Public

20. A site notice was posted on site by the applicant as required by the legislation. No comments have been received.

PLANNING POLICY/ LEGISLATION

21. The application is to be determined Schedule 2 Part 11 Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Relevant National Planning Policies and Guidance

22. This is not a type of application that the Council needs to consider against national planning policy.

Relevant Local Planning Policies and Guidance

23. This is not a type of application that the Council needs to consider against national planning policy.

APPRAISAL

24. This is not a planning application, and the principle of demolition is not for consideration. The buildings are not Listed, within a Conservation Area, or within a use that is not permitted under Class B (e.g. drinking establishment,

concert hall, venue for live music or a theatre). The proposed development therefore constitutes 'Permitted Development' under the provisions of the Town and Country Planning (General Permitted Development Order) 2015, Schedule 2, Part 11, Class B. This legislation however requires that a prior notification application is submitted to the Local Planning Authority to determine whether its prior approval is required as to the method of demolition of the existing buildings on the site and the proposed restoration of the site.

25. With regard to the method of demolition following the initial comments of Environmental Health further information has been sought and a demolition method statement has been received. This document includes information such as hours of operation and how noise, vibration and dust will be managed. The Council's Environmental Health Officer has confirmed that this is acceptable.
26. In terms of ecology, it has previously been established that bats are present in the parts of the building and works are being undertaken to ensure the provision of a bat barn on site the details of which were previously granted under planning permission ref 22/01426/FUL. A Natural England licence has been sought and obtained and the Council's Environmental Sustainability Officer offers no ecological objection to these works being completed in accordance with the Mitigation Licence. The proposed method statement also makes reference to methods of demolition to deal with potential bats within the building.
27. There are trees present on site some of which are protected by a Tree Preservation Order. The Council's Landscape Officer has confirmed that the proposed method of protection of the trees and hedgerows during the demolition process is acceptable and a planning condition is proposed to ensure that such measures are complied with. The removal of a single cherry tree close to the building and entrance into the site is considered acceptable.
28. In respect to restoration of the site the applicant has confirmed that apart from some material being used to fill existing basements in the buildings spoil from the site will be removed from the site and the site cleared. This is considered appropriate and will protect the visual amenity of the area. In the interests of sustainability materials will be salvaged and recycled where possible. A condition is considered prudent to secure the site is cleared within the reasonable period of time.
29. The comments of the Parish Council are noted. Security of the site in the long term however remains the responsibility of the landowner.
30. Subject to conditions and to works being carried out in accordance with the submitted details it is considered that prior approval can be granted.

RECOMMENDATION

It is **RECOMMENDED** that prior approval is considered to be required and granted for the demolition of the building subject to the following conditions:-

- 1. The development must be carried out within five years from the validation date of this application, that being the 14 August 2024 (which is the date**

on which the statement that a notice had been posted in accordance with paragraph B.2(b)(iv) was received.

[To comply with the condition contained within Paragraph B.2 (b)(viii)(bb) of Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015].

2. The demolition shall be carried out in accordance with the submitted demolition method statement (Proposed Scope and General Method Statement) received on the 27 August 2024 and the Demolition Works Plan dated June 2024 reference G/122/01.

[In order to comply with Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).]

3. Within six months of the substantial completion of the demolition of the buildings, the site shall be cleared and left in a clean, clear, tidy and safe condition with all plant equipment, machinery and any rubble removed from site unless it has been demonstrated to the Borough Council that the materials are required in connection with any redevelopment of the site.

[In order to comply with Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).]

4. The tree and hedgerow protection measures as detailed on plan reference G/1221/03 and within the method statement document submitted on the 27 August 2024 shall be installed prior to any demolition works commencing on site and shall be retained as approved during the demolition and clearance works.

[In order to comply with Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).]

Notes to Applicant

You are advised that the demolition and disposal of asbestos requires special measures. Further advice can be obtained from Nottinghamshire County Council (0115 977 2019). Alternatively you can obtain an asbestos fact sheet from their website www.nottinghamshire.gov.uk.

You are reminded of the need to ensure an up to date Natural England License is in place in relation to the potential for disturbance of bats within the building.

It is noted that there is an intention to use a crusher on Site and we would remind the applicant before operations commence, the operator should notify RBC Environmental Health (i.e. the regulator in whose area the mobile plant is to be operated) of where and when the crusher(s) will be used together with the serial number(s) of the plant involved. This will be a requirement of the environmental permit for the mobile crusher.