



**PLANNING COMMITTEE:** 8<sup>th</sup> April 2014  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**HEAD OF PLANNING:** Susan Bridge

**N/2014/0251:** Prior notification of demolition of bus station  
at Greyfriars Bus Station, Greyfriars

**WARD:** Castle

**APPLICANT:** Northampton Borough Council

**REFERRED BY:** Head of Planning  
**REASON:** Council owned property

**DEPARTURE:** NO

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

- 1.1 That the Authority's **Prior Approval will not be required** for the method of demolition and proposed restoration of the site for the following reason:

The means of demolition and the proposed restoration of the site are considered to be acceptable and would be consistent with the aims and objectives of policies of the Northampton Central Area Action Plan and the National Planning Policy Framework.

**2. THE PROPOSAL**

- 2.1 The application is made under Part 31 of Schedule 2 of The Town and Country Planning (General Permitted Development) Order 1995. This requires a developer, before the demolition of a building commences, to apply to the Local Planning Authority for a determination as to whether the prior approval of the Authority is required for the method of demolition and any proposed restoration of the site.
- 2.2 It is proposed to demolish the building using machinery, the 'long reach' method. The majority of the material arising from the demolition

would be used to fill the void under the building to create a levelled site which could then be redeveloped in the future.

### **3. SITE DESCRIPTION**

- 3.1 The Greyfriars Bus Station is a large 1970's building consisting of a bus station/garage, with car parking and offices above. Below the bus station is a concourse area with some shop units and various underpass links to the surrounding area.
- 3.2 The car parking and offices have been unused for many years while the bus station element has recently become redundant due to the opening of the new Northgate Bus Station.
- 3.3 The site is located between Greyfriars and Lady's Lane on the northern edge of the town centre.

### **4. PLANNING HISTORY**

- 4.1 No history relevant to this case.

### **5. PLANNING POLICY**

#### **5.1 Development Plan**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The current Development Plan comprises of the saved policies of the Northampton Local Plan and the Northampton Central Action Area Plan.

#### **5.2 National Policies**

National Planning Policy Framework (NPPF)

#### **5.3 Northampton Central Area Action Plan**

Policy 7: Bus Interchange: Fishmarket  
Policy 17: Grosvenor Centre Redevelopment

### **6. CONSULTATIONS/ REPRESENTATIONS**

- 6.1 The consultation period had yet to conclude at the time of preparing this report. Therefore any further responses will be reported to the Committee via the addendum.

## **7. APPRAISAL**

- 7.1 For Prior Notification for demolition, the only consideration is the matters in relation to the means of demolition and the proposed restoration of the site.
- 7.2 The means of demolition using the 'long reach' method involving machinery is considered to be acceptable.
- 7.3 In terms of the loss of the building and the site which is left behind, the CAAP identifies the building for demolition to facilitate the future expansion of the Grosvenor Centre as part of the wider vision for the development and improvement of the town centre.
- 7.4 Consequently the demolition of the building is consistent with the policy framework. In the longer term any development proposals for the site will be considered on their merits as part of the usual planning application process. However in the shorter term the levelling of the site and the restoration works are considered to be acceptable.

## **8. CONCLUSION**

- 8.1 The means of demolition and the proposed restoration of the site are considered to be acceptable and would be consistent with the aims and objectives of policies of the Northampton Central Area Action Plan and the National Planning Policy Framework.

## **9. CONDITIONS**

- 9.1 Schedule 2 Part 31 of The Town and Country Planning (General Permitted Development) Order 1995 stipulates that where prior approval is not required the development shall be carried out "in accordance with the details submitted with the application".

## **10. BACKGROUND PAPERS**

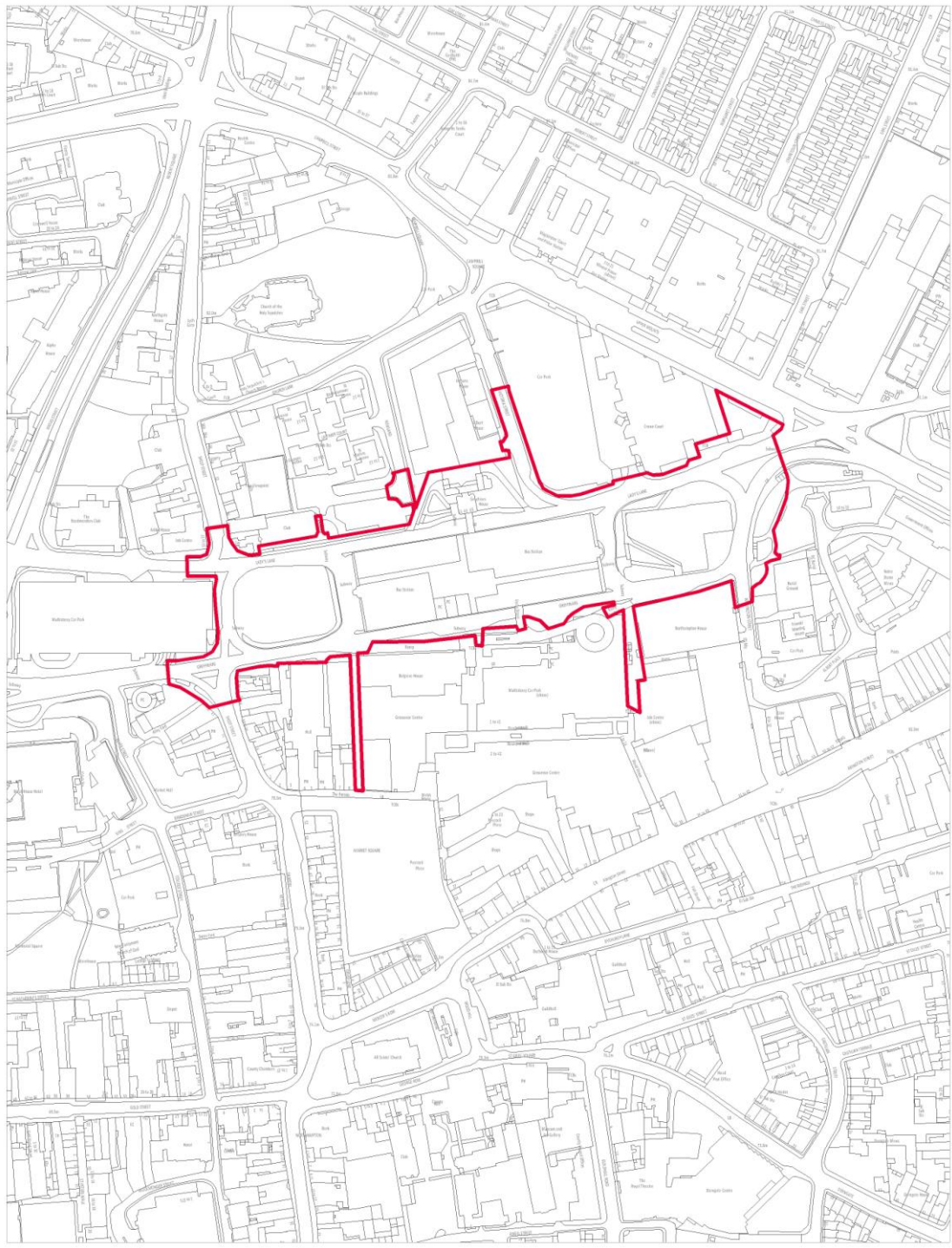
- 10.1 N/2014/0251.

## **11. LEGAL IMPLICATIONS**

- 11.1 None.

## **12. SUMMARY AND LINKS TO CORPORATE PLAN**

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: Planning  
Date: 25th March 2014  
Scale: NTS  
Dept: Planning  
Project: Committee

Title

## Greyfriars Bus Station

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