



PLANNING COMMITTEE: 28th January 2015
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2015/0005: Prior notification for the demolition of former Bus Station, Greyfriars Bus Station, Greyfriars

WARD: Castle

APPLICANT: Northampton Borough Council

REFERRED BY: Director of Regeneration, Enterprise and Planning

REASON: Council Application and Council owned land

DEPARTURE: NO

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 a controlled initiated collapse. 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 Interchange.
- 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 The Planning Committee in April 2014 resolved that prior approval for demolition of bus station using long reach method would not be required.

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 Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), Northampton Local Plan (1997) saved policies and Northampton Central Area Action Plan (2013).

5.2 National Policies

NPPF – National Planning Policy Framework

5.3 West Northamptonshire Joint Core Strategy – Adopted December 2015

The JCS provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. The JCS has been adopted by the West Northamptonshire Joint Strategic Planning Committee and consistent with Section 38(6) it carries significant weight when considering planning applications.

5.4 Northampton Central Area Action Plan 2013 (CAAP)

Policy 7: Bus Interchange: Fishmarket outlined that the existing Greyfriars Bus Station would be replaced with a new bus interchange.

Policy 17: Grosvenor Centre Redevelopment includes the site of the bus station within the area identified for potential redevelopment.

6. CONSULTATIONS/ REPRESENTATIONS

6.1 The consultation period had yet to conclude at the time of preparing this report. Therefore any subsequent 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 controlled initiated collapse method 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

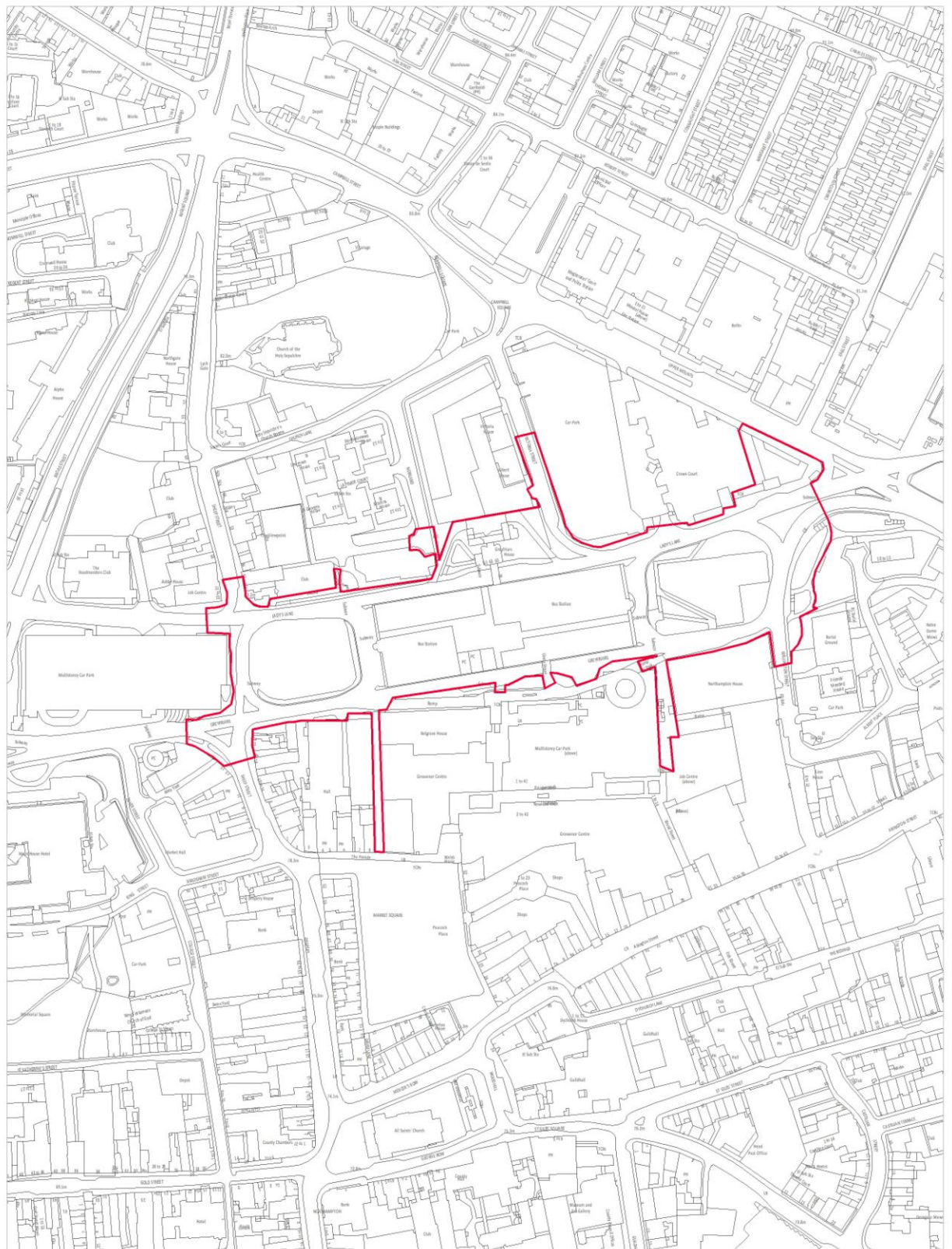
10.1 N/2015/0005

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: Location Plan
 Date: 13th January 2015
 Scale: 1:1250
 Dept: Planning
 Project: Planning Committee

Title

Greyfriars Bus Station, Greyfriars

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