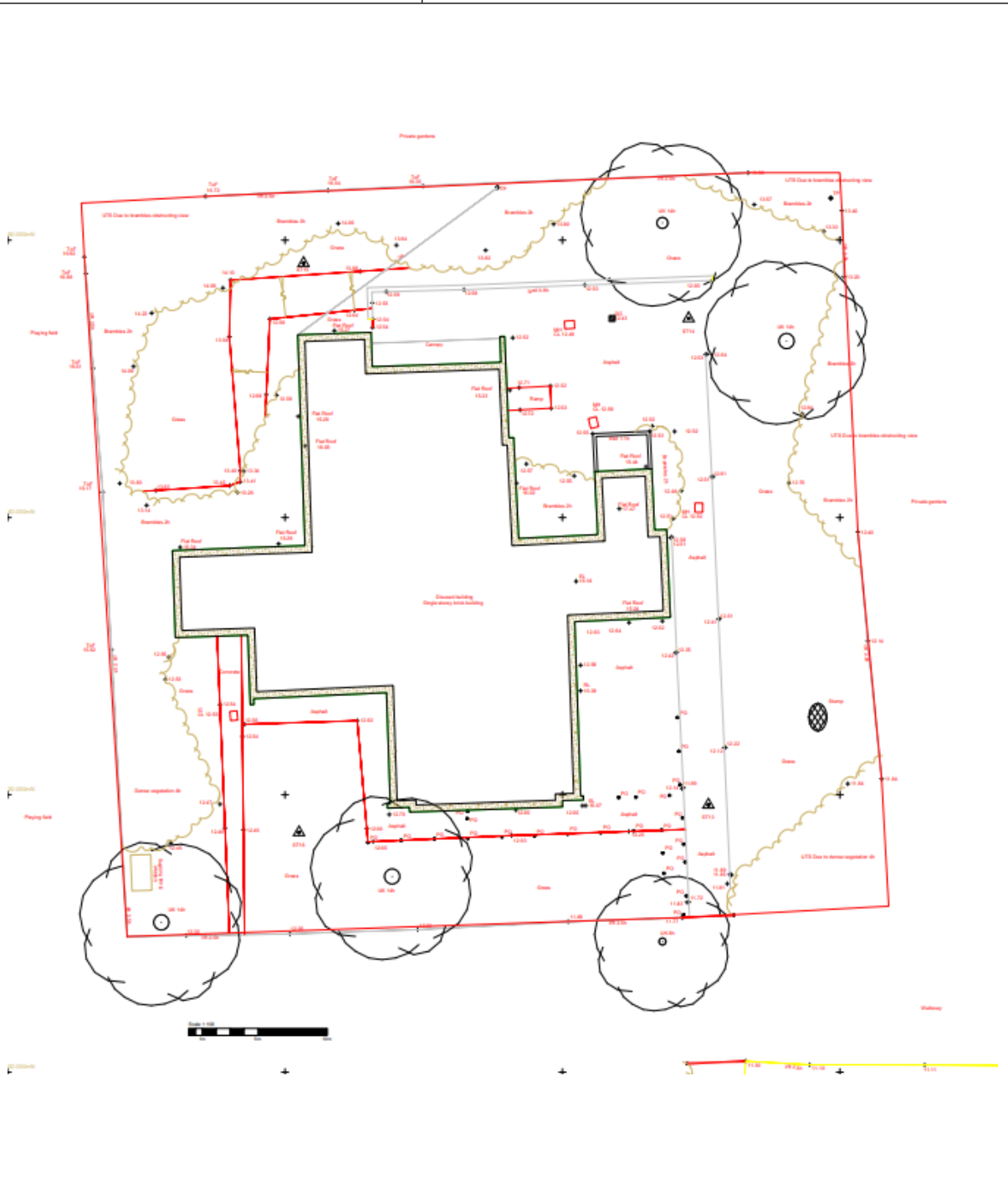


SITE PLAN

BEXHILL

RR/2023/1344/DN

(Old) King Offa High



## Rother District Council

Report to	-	Planning Committee
Date	-	20 July 2023
Report of the	-	Director – Place and Climate Change
Subject	-	Application RR/2023/1344/DN
Address	-	(Old) King Offa High School, Kitchen Dining Room Building, BEXHILL
Proposal	-	Prior notification for the proposed demolition of the entire existing building including raised brick/concrete plinths, ground bearing floor slabs, foundations to 2.00m depth, retaining walls and hardstanding within site boundaries.

[View application/correspondence](#)

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**RECOMMENDATION:** It be **RESOLVED** to conclude that **DETAILS NOT REQUIRED**

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**Director: Ben Hook**

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**Applicant:** Rother District Council  
**Agent:** -  
**Case Officer:** Mr M. Worsley  
(Email: [matthew.worsley@rother.gov.uk](mailto:matthew.worsley@rother.gov.uk))

**Parish:** BEXHILL ST STEPHENS  
**Ward Members:** Councillors A. Rathbone Ariel and R.B. Thomas

**Reason for Committee consideration:** Director – Place and Climate Change  
**referral: Council owned land**

**Statutory 28-day expiry: 25 July 2023**

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### 1.0 SUMMARY

1.1 The application is accompanied by a detailed method statement and risk assessments for demolition and site clearance together with a health and safety plan. The information provided is very thorough and has been prepared by a contractor. Prior approval of the authority will not be required as to the method of demolition and any proposed restoration of the site. Demolition is being sought pending the redevelopment of the site having regard to application RR/2019/430/P, which has a resolution to grant permission subject to completion of a s106 agreement.

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## **2.0 SITE**

- 2.1 The application relates to an old kitchen/dining room building which is around 160m north of the main King Offa Primary School building. It is positioned behind residential properties along Bancroft Road and Newlands Avenue, within the town of Bexhill. To the south of the building is a mature oak which is subject to a tree preservation order (TPO).
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## **3.0 PROPOSAL**

- 3.1 Prior notification has been submitted for the proposed demolition of the entire existing building including raised brick/concrete plinths, ground bearing floor slabs, foundations to 2.00m depth, retaining walls and hardstanding within site boundaries.
- 3.2 The application is accompanied by a method statement and risk assessments for demolition and site clearance together with a health and safety plan, both prepared by Dorton Demolition & Excavation Limited.
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## **4.0 HISTORY**

- 4.1 RR/2023/638/T T1 – Oak (T332 – Canopy reduction required to safely maintain the trees – NO OBJECTION
- 4.2 RR/2019/430/P Outline: Mixed use development comprising a leisure centre (D2 Use), ancillary car parking and up to 52 dwellings (C3 Use) including matters of access with all other matters reserved – DELEGATED TO APPROVE SUBJECT TO CONDITIONS AND COMPLETION OF A SECTION 106 AGREEMENT
- 4.3 ESX/94 Canteen building and kitchen at rear – APPROVED CONDITIONAL
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## **5.0 LEGISLATION**

- 5.1 The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) is the relevant piece of legislation. Schedule 2, Part 11, Class B relates to the demolition of buildings. This provides that any building operation consisting of the demolition of a building can be permitted development, subject to certain exclusions and on the condition that the developer must, before beginning the development, apply to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site.
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## **6.0 CONSULTATIONS**

- 6.1 Planning Notice

6.1.1 No representations received.

6.2 Town/Parish Council – **NO COMMENTS RECEIVED**

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## **7.0 APPRAISAL**

- 7.1 None of the exclusions listed in the legislation apply to the subject building and therefore demolition can be carried out under permitted development rights subject to the prior approval process to consider the method of demolition and the restoration of the site.
- 7.2 The building is detached and single storey. Poor lighting surrounds the site, with a public footpath running adjacent to the site, which has meant it has been a target for anti-social behaviour, including recent break ins.
- 7.3 The method of demolition and restoration of the site is set out in detail within the application. It is explained that the site is to be fully secured to all boundaries with appropriate signage. A letter drop will be carried out to neighbouring residents and businesses. A Considerate Contractors Scheme is to be applied for and signage erected. Dust suppression will be carried out using mister sprays aimed specifically at the local works areas. Machine works will be controlled by a banksman when operating adjacent to live public footpaths. There is a public right of way to the south of the building which will be kept clear. Gates to the demolition site and the southern part of the site – dedicated site compound area - will be opened and closed by the banksman for vehicular access and egress. The banksman will also control vehicular movement to and from the site compound area via the existing one-way route off Down Road. This road has shared use by King Offa Primary Academy, Bexhill Leisure Centre, The Workplace School, and the public. The utmost caution will be adopted when entering and leaving the site compound, and due consideration will be given to other users - school children, parents, pedestrians, cyclists, etc. Site traffic to limit speed to 10mph. The banksman (orange high visibility vest) will be dedicated for movement of construction plant / vehicles throughout the demolition period. Suitable and adequate signage (with the Council's agreement) shall be displayed in a prominent position at the site access point to advice on the works and the access/egress protocol.
- 7.4 Demolition will be of the entire existing building including raised brick/ concrete plinths, ground bearing floor slabs, foundations to 2.00m depth, retaining walls and hardstanding within site boundaries. Soft strip and demolition will be carried out in a methodical manner with arisings pulled into the footprint of the building as the works progress. All the arisings will be segregated into their respective piles and progressively removed from site. All movements of materials/debris are to be checked, covered, and secured prior to leaving site to ensure skips are not overloaded etc. The banksman will remove any debris which may have dropped onto the footpath and road network, and secure the gated entrance to prevent trespass by school children, public etc. Demolition is to be carried out in one shift wherever possible and works left safe overnight. All operatives engaged in the works will be fully trained and competent. DDE will re-claim all materials with a commercial resale value, as opposed to disposal as waste, but only if conditions and time allow. Noisy works will be reduced to an acceptable decimal level by use of modern and noise dampened protection systems. Controls to eliminate or reduce dust emissions will be in place and noted on the

safety plan and method statements. Use of knock down sprays, water bowsers to keep areas damp, specific water sprays to points, and sheeting of loads in transit, will be implemented.

- 7.5 Waste disposal will be minimised by conducting a materials assessment strategy prior to commencement of works. This will identify the opportunities for re-use, reclamation and or recycling of products and materials which will include, aggregates, wood, plastic, gypsum, paper, bricks, roofing, and metals. Those materials that are difficult to recycle or cannot be recycled on site due to commercial constraints shall be co-mingled and taken to local accredited waste transfer stations for processing. There is no intention at any stage to landfill any waste, except for asbestos, thereby contributing to the reduction of carbon dioxide and methane gases released to the atmosphere.
- 7.6 In terms of restoration of the site, once the building has been removed, the site will be left clear and secured, with as much vegetation left in place as possible so as not to disturb wildlife unnecessarily, similarly to the adjacent Old High School Site that was demolished down to slab level.

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## **8.0 CONCLUSION**

- 8.1 The application is accompanied by a detailed method statement and risk assessments for demolition and site clearance, together with a health and safety plan. The information provided is very thorough and has been prepared by a contractor. Prior approval of the authority will not be required as to the method of demolition and any proposed restoration of the site, which is to subsequently be redeveloped.

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## **RECOMMENDATION: DETAILS NOT REQUIRED**

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