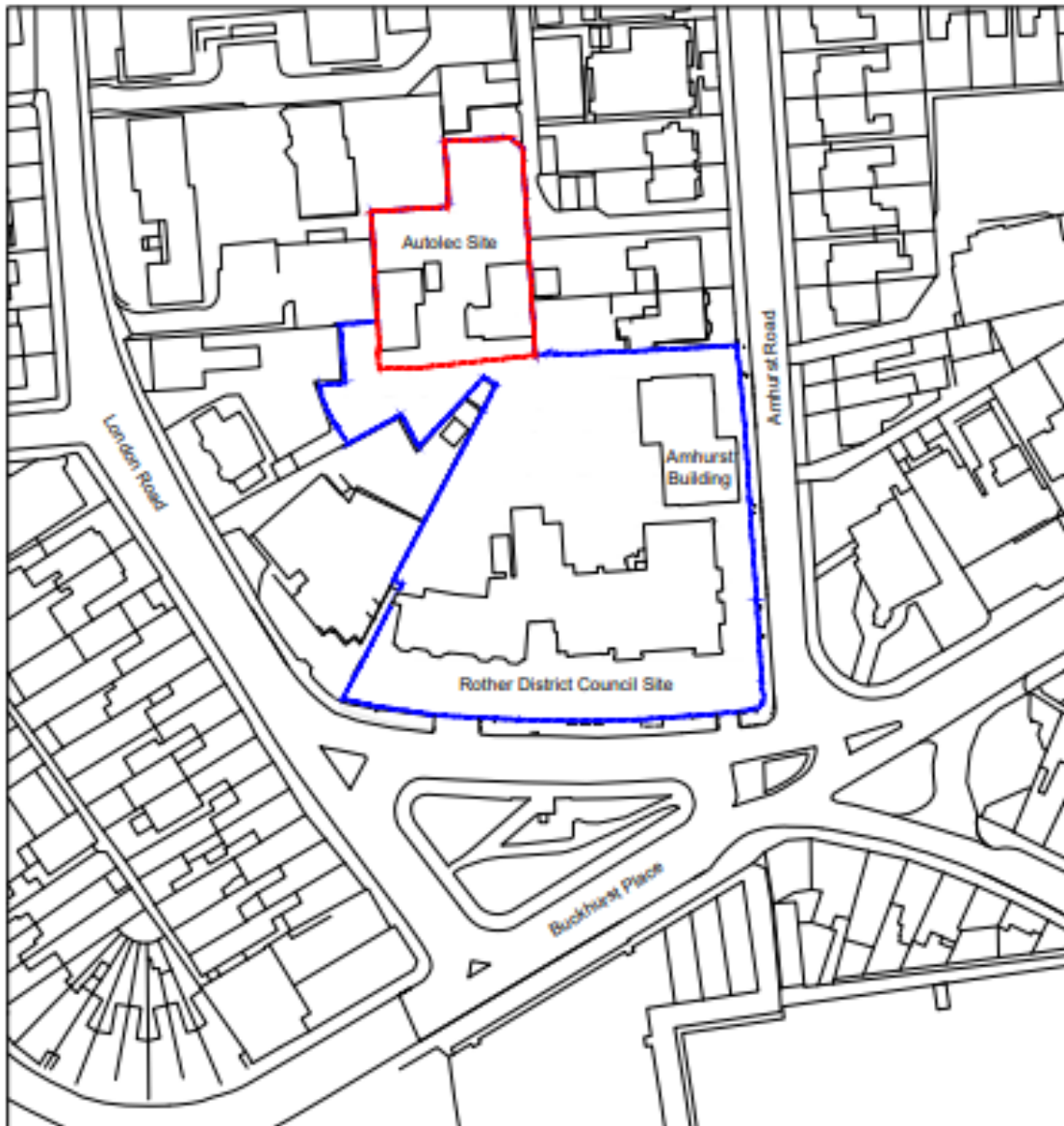


SITE PLAN

BEXHILL

RR/2023/1210/P

1B Amherst Road  
Old Autolec Buildings  
Bexhill



## Rother District Council

**Report to:** - Planning Committee  
**Date:** - 16 November 2023  
**Report of the:** - Director – Place and Climate Change  
**Subject:** - Application RR/2023/1210/P  
**Address:** - 1B Amherst Road, Old Autolec Buildings, BEXHILL  
**Proposal:** - Demolition of Autolec Building and garages to the rear of the Town Hall building.

[View application/correspondence](#)

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**RECOMMENDATION:** It be **RESOLVED** to **GRANT (FULL PLANNING)**

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**Director: Ben Hook**

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**Applicant:** Rother District Council  
**Agent:** Rother District Council  
**Case Officer:** Rossella De Tommaso  
(Email: [Rossella.DeTommaso@rother.gov.uk](mailto:Rossella.DeTommaso@rother.gov.uk))

**Parish:** BEXHILL CENTRAL  
**Ward Members:** Councillors C.A. Bayliss and R.A. McCourt

**Reason for Committee consideration: Council Own Development.**

**Statutory 8 - week date: 3 October 2023**  
**Extension of time agreed to: 17 November 2023**

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### 1.0 SUMMARY

1.1 Full planning permission is sought for the demolition of two derelict and unsafe buildings within the Autolec Site as indicated in Drawing No. 00720-PL- 100. Based on the comprehensive method statement, adherence to safety regulations, and alignment with relevant guidelines, it is recommended that the planning application for the demolition of the two derelict and unsafe buildings be approved, subject to any necessary conditions to ensure compliance with safety and environmental requirements.

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### 2.0 SITE

2.1 The site comprises of two buildings within the Autolec Site located at the rear (west) of the properties fronting Amherst Road and northwest of the Town Hall. It is within the the development boundaries for Bexhill. The site is not listed and it is not within a conservation area.

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### **3.0 PROPOSAL**

- 3.1 This application is seeking planning permission for the demolition of two derelict and unsafe buildings at the application site. The Applicant has provided the following supporting documents:
- Demolition Method Statement dated 04/07/2023.
  - Asbestos Refurbishment and Demolition Survey for Asbestos Materials dated 2 September 2021.
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### **4.0 HISTORY**

- 4.1 RR/2022/1784/P Proposed demolition of existing offices and outbuildings to rear of site, construction of new building comprising offices, civic and event space, cafe, and creation of new access; refurbishment of existing Town Hall, including part-removal of later additions; removal of access ramp; and associated landscaping and infrastructure works. REFUSED 15/07/2022.
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### **5.0 POLICIES**

- 5.1 The following policies of the [Rother Local Plan Core Strategy 2014](#) are relevant to the proposal:
- OSS4: General Development Considerations
- 5.2 The National Planning Policy Framework and Planning Practice Guidance are also material considerations.
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### **6.0 CONSULTATIONS**

#### **6.1 Planning Notice**

- One representation of objection has been received on this application stating that there is no need to demolish these buildings.
- One general comment has been received on this application questioning whether the demolition is down to the ground or not and if anything will be built in its place.

#### **6.2 RDC Estates – NO RESPONSE**

#### **6.3 Bexhill-on-Sea Town Council – SUPPORTS THE APPLICATION**

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### **7.0 APPRAISAL**

- 7.1 The planning application under consideration pertains to the demolition of two derelict and unsafe buildings within the application site. The proposal includes the submission of a method statement and an asbestos report. In this report, we assess the proposal's potential impact on residents and the surrounding area.

- 7.2 The proposal is supported by a detailed method statement outlining the proposed demolition process, ensuring safe and controlled demolition. Additionally, an asbestos report has been submitted to address potential asbestos-containing materials within the structures.
- 7.3 The method statement emphasises adherence to safety regulations and measures to mitigate potential risks to residents and the environment during the demolition process. Proper waste disposal and minimising noise and dust pollution are key aspects of the proposed plan.
- 7.4 The asbestos report advises the removal of all asbestos-containing materials by a licensed contractor. This recommendation aligns with best practices and safety standards to protect workers and the community from asbestos-related health risks.

*Impact on Residents:*

- 7.5 The demolition of the derelict buildings may temporarily disrupt residents in the vicinity due to noise and dust associated with the demolition process. However, measures outlined in the method statement aim to minimise this disruption and ensure the safety and well-being of residents.

*Impact on the Area:*

- 7.6 The removal of derelict and unsafe buildings would have a positive impact on the immediate and surrounding area.

*Other*

- 7.7 Comments received regarding the application have been noted. However, it is important to highlight that these comments do not directly relate to planning matters as outlined in the application. Furthermore, the application pack clearly indicates that the proposal pertains to the demolition of the two buildings as indicated in the plans provided.

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## **8.0 PLANNING BALANCE AND CONCLUSION**

- 8.1 Considering the provided method statement and asbestos report, the proposed demolition is deemed appropriate and in line with safety and environmental regulations. The potential short-term inconvenience to residents is outweighed by the long-term benefits to the area through the removal of derelict and unsafe structures.

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## **RECOMMENDATION: GRANT (FULL PLANNING PERMISSION)**

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### **CONDITIONS:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with section 91 of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and details:

Drawing No. (00720-PL- 100), dated (July 23)

Reason: For the avoidance of doubt and in the interests of proper planning.

3. All demolition works shall be carried out in full in accordance with the recommendations of the Demolition Method Statement dated 04/07/2023 and the Asbestos Refurbishment and Demolition Survey for Asbestos Materials dated 2 September 2021.

Reason: To ensure the satisfactory development and appearance of the site and safety of residents and in accordance with Policy OSS4 (ii) (iii) of the Rother Local Plan Core Strategy.

**NATIONAL PLANNING POLICY FRAMEWORK:** In accordance with the requirements of the National Planning Policy Framework (paragraph 38) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.