

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 6 April 2005

Item No: 08
Address: Peter Symonds College Owens Road Winchester Hampshire SO22
6RX

Parish/Ward Winchester Town

Proposal Description: Demolition of Varley Lodge, Varley Cottage and associated
outbuildings; relocation of existing temporary building (Hut Y)

Applicants Name Peter Symonds College

Case No: 05/00361/FUL

W No: W00060/42

Case Officer: Sylvia Leonard

Date Valid: 7 February 2005

Delegated or Committee: Committee

Reason for Committee: At the request of a councillor
Reason for Committee: 4 or more representations contrary to the Officer's recommendations
have been received

Site Factors:

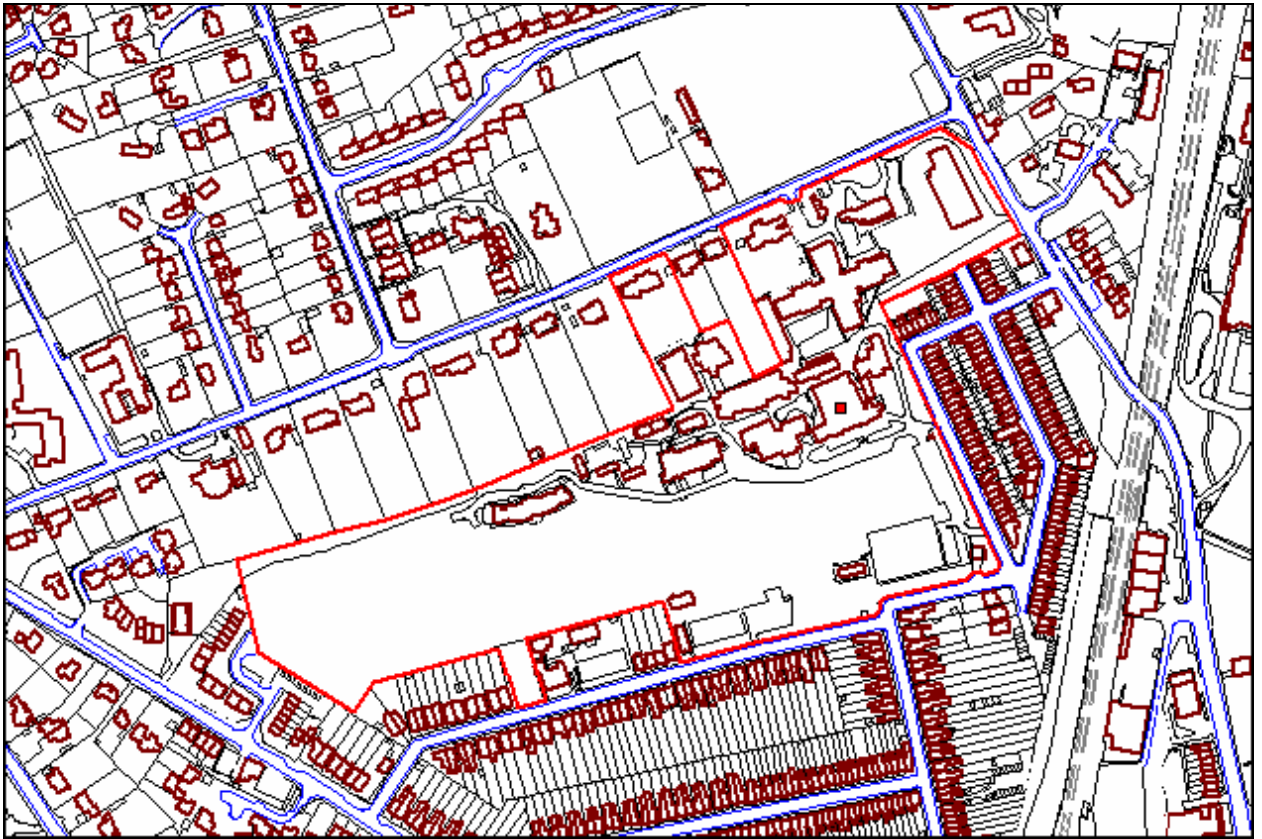
SITE LOCATION PLAN

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Site Description

- The site is within the main campus of Peter Symonds sixth form college, in the north-east part of the site, close to the site entrance off Berewecke Road

Relevant Planning History

- Numerous planning applications as the college has expanded over the years, including various temporary classroom buildings

Proposal

- As per Proposal Description
- Relocation of existing single storey, portacabin, classroom from its current position behind Varley Lodge and Varley Cottage to a new position in the rear garden of Wyke Lodge
- This, together with the proposed demolition of Varley Cottage and Varley Lodge (which does not in itself require planning consent) form part of the enabling works prior to the intended building of a new learning resource centre, which is intended to be sited partly on the existing site of Varley Lodge and will be the subject of a separate planning application which is due to be submitted to the LPA shortly

Consultations

Landscape:

- To follow

Representations:

City of Winchester Trust:

- **Objects:**
- Whilst the Trust does not feel that these structures have to be retained, it does have considerable reservations about the recent felling of a number of significant trees around Varley Lodge
- It is considered that the devastation caused by this felling should not be compounded by the demolition of these buildings before the design of their replacements has been agreed and their construction begins
- The Trust therefore objects to the proposed demolitions until the replacement buildings have been approved

Letters of objection have been received from 7 neighbours:

- Large number of trees, constituting important part of the local environment were felled so that the planning application should not be held up by tree issues
- The premature felling of many trees without any prior consultation has changed the character of Berewecke Road
- Precedent could be set for applications following cavalier treatment of trees
- Newly planted trees should include a continuing line to the east along Berewecke Road and around the corner into Andover Road
- The pavement boundary wall along the Berewecke Road frontage should be properly maintained
- Application forms part of the College expansion rate of 1% per year, leading to increase in students and traffic
- Greater consideration needs to be given, in consultation with local community and LPA., about the future development of the college without destruction of the local environment
- Whilst there is a need to improve facilities on the site, but the proposed new building has a disappointing design

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- Objection to demolition of Varley Lodge, which could be enlarged to provide the new learning resources centre
- The demolition of Varley Lodge would be to the detriment of the character of Bereweeke Road, since it is of the same style and period as many of the houses in the road
- Inadequate information regarding the proposed replacement building for Varley Lodge
- More information is needed about proposed replacement of the removed trees from the site
- The whole project should be considered before further demolition is approved
- There have been too many developments already in the road causing traffic chaos
- Support for demolition of Varley Cottage
- Support for relocation of students and buses off Bereweeke Road

Councillor Saunders:

- Objects and requests that the application be brought to committee speedily and the whole issue of landscaping this corner of Bereweeke be aired.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, E8, ED1, T2

Winchester District Local Plan

- EN.1, EN.5, EN.7, FS.1, T.9, W.1, W.3

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.3, DP.5, SF.5, T.4, W.1,

Supplementary Planning Guidance:

- None

National Planning Policy Guidance/Statements:

- PPS 1 Delivering Sustainable Development

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Trees
- Highways

Principle of development

- The improvement of college facilities, which is the ultimate aim of the application, is in line with proposal FS.1 of the WDLP and proposal SF.5 of the WDLPR which encourage the improvement and extension of facilities and services
- The portacabin is currently used as a classroom and is one of a number on the site, which, as part of the college Master Plan will gradually be phased out and replaced by permanent accommodation
- It is acknowledged that the College continues to work towards the implementation of the agreed Master Plan, in particular with proposals for permanent teaching accommodation rather than having to rely on temporary accommodation which is less satisfactory in visual amenity terms from a planning viewpoint
- This particular classroom building will be required until the new learning resource centre building, which will shortly be the subject of a planning application, is completed
- A temporary consent is therefore recommended, requiring the removal of the portacabin within 2 months of the completion of that building (to enable its removal to correspond with a college holiday)

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Impact on character of area/spatial characteristics/street scene

- No significant impact on the character of the area
- The relocated portacabin would not be visible from Bereweeke Road due to its proposed position to the rear of Wyke Lodge in the rear garden of that building, which is screened to its east side by a brick wall

Detailed Design

- No change to the existing green, flat-roofed portacabin, which is in a good state of repair

Residential Amenities

- No significant impact on the adjacent residential property at 36 Bereweeke Road due to the proposed distance of the portacabin from that side boundary, which will be no closer than the existing Wyke Lodge building, and the vegetative screening along that side boundary
- A condition is recommended to ensure that no unduly disruptive activities are carried out in the classroom due to its poor soundproofing and position some 13 metres from the boundary with the garden of 36 Bereweeke Road

Trees

- A number of trees have been removed from the site recently, without prior consultation with the LPA and this included work in the rear garden of Wyke Lodge
- Although these tree works did not require consent, since the trees are not covered by a Tree Preservation Order, it is opportune to seek some replanting as part of this planning application, given that the trees on the site are important to the character of the area and some trees were felled within the immediate vicinity of the proposed location for the portacabin

Highways

- No impact on existing parking or access

Recommendation

APPROVE – subject to the following conditions:

Conditions

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

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 The permission hereby granted shall be for a temporary period only and the temporary classroom building shall be removed from the site within 2 months of the date of occupation of the new learning resource centre building.

02 The development is of a type not considered suitable for permanent retention

03 The temporary classroom hereby permitted shall be used as general teaching accommodation and not for any performances, music, science experiments or any other uses that cause demonstrable undue disturbance to the amenities of occupiers of nearby dwellings

03 To protect the amenities of the occupiers of nearby properties

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04 The existing trees, shrubs and hedgerows surrounding the site shall be retained and not lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. Any trees, shrubs or hedgerow that are so damaged without the prior approval of the Local Planning Authority shall be replaced in accordance with a schedule/specification and timetable to be first submitted to and approved in writing by the Local Planning Authority and thereafter retained

04 In the interests of the visual amenities of the locality

05 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

05 Reason: To improve the appearance of the site in the interests of visual amenity.

Informatives

01. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

02. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3, E8, ED1, T2
Winchester District Local Plan Proposals: EN.1, EN.5, EN.7, FS.1, T.9, W.1, W.3
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3, DP.5, SF.5, T.4, W.1,