

**PLANNING DEVELOPMENT CONTROL (KNOWLE HOSPITAL) SUB-COMMITTEE****13 June 2003**Attendance:

Councillors:

Busher (Chairman) (P)

Bennetts (P)  
 Clohosey  
 Davies (P)  
 Evans (P)

Hatch (P)  
 Pearson (P)  
 Read (P)  
 Sutton (P)

Officers in Attendance:

Mr S Nangreave, Principal Planning Officer  
 Ms A Fettes, Senior Planning Officer  
 Mrs S Proudlock, Team Manager Planning  
 Mr R McCulloch, Principal Conservation Officer

1. **ERECTION OF 43 NO. DWELLINGS COMPRISING OF 20 NO. ONE BEDROOM FLATS, 1 NO. TWO BEDROOM DWELLING AND 2 NO. THREE BEDROOM DWELLINGS, PROVISION OF PUBLIC SQUARE AND ASSOCIATED CAR PARKING AT KNOWLE HOSPITAL (APPLICATION W14097/30 REFERS)**  
 (Oral Report)

The Sub-Committee met at the portacabin at Knowle Hospital and the Chairman welcomed to the meeting approximately 15 members of the public together with representatives of the applicant Berkley Homes.

Mr Nangreave explained that the application sought permission for 43 dwellings (20 one bedroom flats, one two bedroom dwellings and two three bedroom dwellings) to enclose a public square that would have at its focal point the former hospital's listed clock tower building.

It was proposed that an entrance from Mayles Lane be created into the square which would only be used by public transport traffic. This would create an open space in which the pedestrians could feel comfortable as pedestrians, with limited one-way vehicular traffic. The entrance would be controlled by a system of telescopic bollards that could be lowered automatically by sensors on the buses.

However, Mr Turnbull, a civil engineer working for the applicant, explained that more work was required to ensure that there was enough space for the buses to wait for the bollards to lower without blocking either Mayles Lane or the Square. A representative of the County Engineers stated that the maintenance of the bollards would be the responsibility of the management company. He added that some of the bus operators already carried the necessary equipment on their buses to lower the bollards, but where these had to be introduced, the costs would be met by Berkley Homes.

Ms Fettes reported that the Landscape Architect had agreed in principle with the application but had suggested that more detailed work should be undertaken. The Environment Agency and Southern Water had also not objected, subject to confirmation of drainage issues. Ms Fettes also reported that the County's

Engineering Department agreed to the application but were awaiting more details concerning the bus entrance from Mayles Lane.

Ms Fettes stated that the Architects' Panel had commented on the architectural details of the proposed new buildings. They suggested that the proportions between the walls and windows be re-considered and that the listed building would be better complimented by the construction of three-storey town houses. The Panel also commented that Block C was poorly sited.

Mr Gardner who represented Berkley Homes consultant architects, welcomed the comments made by the Architects Panel and explained that a revised and more traditional design would be submitted for consideration as a result. Mr Gardner showed the Sub-Committee an elevation plan of the revised plans which no longer had large double doors nor mock first and second floor balconies. In the revised plans the buildings were 1 foot higher to introduce a sprayed brick archway between the tops of the second floor windows and the eaves to better reflect the Victorian styling of the Clock Tower building. The revised plans had also proposed that the new buildings used smaller sash windows with repetitive detailing. Mr Gardner also suggested that the revised plans could be built with or without rendering up to the first floor.

Mr Nangreave commented that the boundary between Mayles Lane and the square should be better screened through planting and, whilst noting the limited room available, Mr Shepherd of Berkley Homes agreed.

The Sub-Committee welcomed the revised plans and recommended that they be considered by the next meeting of the Planning Development Control Committee but were concerned about the siting of the two three bedroom houses within the application.

Mr Shepherd explained that these units were intended to have been included in a previous development phase of the site but that this had not been possible. Without the inclusion of these houses, Mr Shepherd suggested that this would create a visual gap in the development and that the space was too small to be used as a public open space. However, Mr Nangreave suggested that the space would be better integrated into the adjacent proposed car park.

A Member was concerned about the potential wind-tunnel effect the buildings created by the square but Mr Shepherd explained that this would be minimised through the planting of box headed trees.

Mr Carter of the Wickham Society and Wickham Parish Council commented on the application and it was confirmed that the pitch of the roof in both the original and revised plans would be within 0.5 degrees of the pitch on the Clock Tower roof.

At the invitation of the Chairman, several members of the public commented on the potential bus routes through the development. Although some of those present suggested that a bus stop on Mayles Lane would be sufficient for the village, others including Mr Nangreave stated that the one of the principles of the development was that it was to be a sustainable development with good and easily accessible public transport. In addition, the Sub-Committee noted that Mayles Lane remained in private ownership and the concerns of the local residents with regard to its condition.

Therefore the Sub-Committee requested that officers prepare a report for the next meeting of the Planning Development Control Committee to assess the issues concerning the bus route and Mayles Lane and, further to comments made by the

public, to verify whether planning consent prohibited Mayles Lane to be used by Ravenswood Hospital and the new industrial estate.

In conclusion Members agreed in principle to the amended proposals but requested further information on the two three bedroom houses in addition to the report on the bus routes and Mayles Lane.

RECOMMENDED:

That subject to further information and consideration of the positioning of the two three bedroom houses and the bus routes and Mayles Lane, that the amended proposals as presented to the Sub-Committee be recommended to the next meeting of the Planning Development Control Committee.

2. **CONVERSION OF FORMER HOSPITAL BUILDING BLOCKS A AND B TO FORM 47 NO. DWELLINGS COMPRISING OF 8 NO. ONE BEDROOM FLATS, 8 NO. ONE/TWO BEDROOM FLATS, 26 NO. TWO BEDROOM FLATS AND 5 NO. TWO BEDROOM HOUSES WITH ASSOCIATED ACCESS AND PARKING (APPLICATION NUMBERS W14079/32LB AND W14079/31 REFER)**  
(Oral Report)

The application formed the final stage of Berkley Homes' conversion of the former Knowle Hospital into residential units.

Mr Hampson of Berkley Homes' conservation consultants GHK, explained that a minimum amount of internal alterations were proposed for the Blocks and that as many of the original features would remain as possible. It was noted that all the living spaces in the flats would have south or south-west facing windows.

Mr McCulloch stated that the proposals were of a high standard and that the developer had taken on board lessons learnt from the earlier conversions of F and G Blocks.

In response from a comment from a member of the public, it was agreed that officers would investigate the sewerage facilities for the Blocks as part of the application as a whole.

In conclusion, the Sub-Committee agreed to recommend the applications for approval at the next meeting of the Planning Development Control Committee.

RECOMMENDED:

That the Planning Development Control Committee be recommended to approve the applications for the conversion of Blocks A and B into 47 no. dwellings.

The meeting commenced at 3.00pm and concluded at 4.30pm

G. Busher  
Chairman

**NB: Proposed conditions for the above applications are attached as Annexes 1 - 3.**

**AMENDED DESCRIPTION**

**Erection of 40 no. dwellings comprising 20 no. one bedroom flats , 20 no. two bedroom flats provision of public square and associated car parking and landscaping. (Details in Compliance with Outline Planning Permission W14097/10)**

**Phase 4 Knowle Hospital, Knowle  
W14097/30 (Amended Plans received on 15 July 2003)**

Approve the matters reserved by Condition 05 (part)

- (i) Existing landscape plan.
  - (ii) Proposed landscaping scheme
- the siting of all buildings and the means of access thereto from an existing or proposed highway, including the layout, construction and sightlines;
  - the design of all buildings;
  - the provision to be made for the parking, turning, loading and unloading of vehicles;
  - the alignment, height and materials of all walls and fences and other means of enclosure;
  - the provision to be made for the storage and disposal of refuse;
  - the provision to be made for contractors vehicle parking and plant storage of building materials and any excavation materials, huts and all working areas;
  - the proposed phasing of the development.

Of Outline planning permission, W14097/10 and subject to the following conditions:-

1. The areas for parking and turning of vehicles shall be provided in accordance with the approved plans before the dwellings are first occupied and thereafter permanently retained for that purpose only.

Reason: In the interests of highway safety.

2. Prior to the commencement of works, large-scale drawings showing the position and design of a typical canopy and front door and details of windows shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents.

3. Any other conditions upon the completion of all consultations.

Informatives:

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

Hampshire County Structure Plan Review: UB3, T2, H1, H2, H5, H7, H8, R2, E16  
Winchester District Local Plan Proposals: NC22, H5, H7, EN5, EN8, EN9, RT3, T9

Emerging Development Plan

Winchester District Local Plan Review Deposit: NC1, H5, H7, DP12, DP6, DP7, RT3, RT9, DP3, T2, T3, T4

2. The applicant's attention is drawn to the conditions imposed on Outline Planning Permission W14097/10.

**ANNEX 2**

**Conversion of former hospital building blocks A & B to form 47 no. dwellings comprising 8 no one bedroom flats, 8 no. one/two bedroom flats, 26 no. two bedroom flats and 5 no. two bedroom houses with associated access and parking.  
(Details in Compliance with Outline Planning Permission W14097/10)**

**Phase 7 – Blocks A and B Knowle (W14097/31)**

**Plans received 20 and 30 May 2003, further drawings received on 15 July 2003.**

Approved the matters reserved by Condition 05 (Part)

- (i) Existing landscape plan.
  - (ii) Proposed landscaping scheme.
- The siting of all buildings and the means of access thereto from an existing or proposed highway, including the layout, construction and sightlines;
  - The design of all buildings;
  - The provision to be made for the parking, turning, loading and unloading of vehicles;
  - The provision to be made for the storage and disposal of refuse;
  - The provision to be made for the storage and disposal of refuse;
  - The provision to be made for contractors vehicles parking and plant storage of building materials and any excavated materials, huts and all working areas;
  - The proposed phasing of the development;
  - Alterations to the external appearance of the existing buildings.

Of Outline planning permission W14097/10 and subject to the following conditions:-

1. The areas for parking and turning of vehicles shall be provided in accordance with the approved plans before the dwellings are first occupied and thereafter permanently retained for that purpose only.

Reason: In the interests of highway safety.

2. Any other conditions upon completion of all consultations.

Informatives:

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

Hampshire County Structure Plan Review: UB3, T2, H1, H2, H5, H7, H8, R2, E16  
Winchester District Local Plan Proposals: NC22, H5, H7, EN5, EN8, EN9, RT3, T9,  
HG18, HG19, HG20, HG21, HG22, HG23

Emerging Development Plan

Winchester District Local Plan Review Deposit: NC1, H5, H7, DP12, DP6, DP7, RT3,  
RT9, DP3, T2, T3, T4, HE13, HE14, HE15, HE16

2. The applicant's attention is drawn to the conditions imposed on Outline planning permission W14097/10.

**ANNEX 3**

**Alterations to provide conversion of former hospital building blocks A & B to form 47 no. dwellings.**

**Phase 4 Knowle Hospital, Knowle  
W14097/32LB**

**Amended Plans received on 20 May 2003, 30 May 2003 and further drawings received on 15 July 2003.**

LISTED BUILDING CONSENT BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

1. 1LIST  
1LISTR
2. Prior to the commencement of works a photographic survey showing internal architectural features of Blocks A and B shall be submitted to and approved in writing by the Local Planning Authority. The medium shall be CD-ROM. All photographs shall be referenced on a floor plan of the building and on the CD-ROM.

Reason: To enable the history and architectural character of the building to be understood by providing public archive materials.

3. C030

Reason: In the interests of the preservation and character of the Listed Building.

4. C050  
C050R

5. C060 (brick, mortar, slate, windows, window heads, cills) (samples)  
C060R

6. C070 (brickwork and render)  
C070R

7. All window and external door heads shall be formed using self supporting arches to match original design and brick detailing, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the detailing and materials maintain the architectural interest of the Listed Building.

8. Prior to commencement of works large-scale drawings showing details of typical canopy, door, thresholds, steps and railings shall be submitted to the Local Planning Authority for written approval. Development shall be carried out in accordance with the approved details.

Reason: To ensure the detailing and materials maintain the architectural interests of the Listed Building.

9. any replacement windows shall be sliding timber sashes with painted finish and single glazing. The glazing pattern of replacement windows shall match existing unless otherwise agreed in writing by the Local Planning Authority. Where there is evidence of original sash windows then profile and dimensions of frame and glazing bars should be

replicated elsewhere with the agreement of the Local Planning Authority prior to the commencement of work the following details shall be submitted to and approved in writing by the Local Planning Authority. The works hereby permitted shall be carried out in accordance with the approved details.

Large scale elevations of the window and full size sections showing:-

- (i) The new cill in relation to the openings in which it is to be set;
- (ii) The mouldings to be used on the glazing bars;
- (iii) The relationship of opening window to the frame which should follow a traditional form;
- (iv) The colour of paint finish (matching Blocks C, D and E.

Reason: To ensure the materials and details are satisfactory and respect the character of the Listed Building.

10. Prior to commencement of the works large-scale drawings and sections for open vented window and rooflight for fire purposes showing design, details, materials and finish shall be submitted to the Local Planning Authority for written approval. Development shall be carried out in accordance with the approved details.

Reason: To ensure the materials and details are satisfactory and respect the character of the Listed Building.

11. The metal roof trusses shall be retained in situ unless otherwise agreed in writing. Details of how any new roof structure can be formed allowing for retention of original roof trusses shall be submitted and agreed in writing by the Local Planning Authority prior to commencement of works. Externally the roof shall match the original on every respect; i.e. roof pitch, ridge height, eaves and gutter details, valleys, hip and ridge details.

Reason: To ensure the detailing and materials maintain the architectural interests of the Listed Building.

12. Prior to commencement of works a specification and schedule of works for repairs to the historic fabric of the Listed building shall be submitted to the Local Planning Authority for consideration and written approval.

Reason: To ensure that the Local Planning Authority has adequate information on proposed repairs to the Listed Building and that these respect its architectural interest.

13. Prior to commencement of works 1:50 scale construction drawings showing internal alterations and fitting out shall be submitted to the Local Planning Authority for written approval.

Reason: To ensure that the Local Planning Authority has adequate information on proposed internal alterations to listed building and that these respect its architectural interest.

14. C110  
C110R

15. Where existing rainwater goods cannot be refurbished or where new ones are required then these shall be cast iron to match the design, dimensions and profile of existing. The colour finish shall match that used on Blocks C, D and E

Reason: To protect the character and appearance of the Listed Building.

16. Details of flooring materials to pedestrian tunnel shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. The works hereby permitted shall be carried out in accordance with the approved details.

Reason: To ensure the materials and details are satisfactory and respect the character of the listed building.

Informatives:

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

Hampshire County Structure Plan Review: UB3, T2, H1, H2, H5, H7, H8, R2, E16

Winchester District Local Plan Proposals: NC22, H5, H7, EN5, EN8, EN9, RT3, T9, HG18, HG20, HG21, HG22, HG23

Emerging Development Plan

Winchester District Local Plan Review Deposit: NC1, H5, H7, DP12, DP6, DP7, RT3, RT9, DP3, T2, T3, T4, HE13, HE14, HE15, HE16

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