

PLANNING DEVELOPMENT CONTROL (ANTRIM HOUSE) SUB-COMMITTEE**7 October 2003**Attendance:

Councillors:

Busher (Chairman) (P)

Bennetts (P)

Evans (P)

de Peyer (P)

Johnston (P)

Nunn (P)

Pearson (P)

Sutton (P)

Tait (P)

Officers in attendance:

Mr N Mackintosh, Principal Planning Officer (DC West)

1. PROPOSED NEW BOARDING HOUSE FOR WINCHESTER COLLEGE, ANTRIM HOUSE, ST CROSS ROAD, WINCHESTER

(Report PDC333 refers)

Prior to the public meeting, Members of the Sub Committee had visited Kingsgate Park and viewed the proposed buildings marked out on site.

The Chairman welcomed to the meeting representatives from Winchester College, the Headmaster, Mr Cookson, and the Works Bursar, Mr Wells. Also, the applicant's architect, Mr Deans from Architecture PLB, and three members of the public.

Mr Mackintosh explained that the Planning Development Control Committee had considered the application on 24 July 2003 and had deferred its decision pending further investigation by this Sub Committee.

The application proposed the partial demolition of Antrim House (for which Conservation Area Consent was not required) and the erection of a new boarding house, comprising accommodation and facilities for 65 students, houses for the Housemaster and his assistant, and a flat for the matron.

Mr Mackintosh advised that the Winchester with Eastleigh Architects Panel had been consulted, and had recommended that as far as layout, design and external appearance were concerned, the proposal be approved. He explained that although English Heritage had also been consulted, a response had not been received prior to this meeting. It was anticipated that a response would be received before the next meeting of the Planning Development Control Committee.

Mr Mackintosh also advised Members that the College had agreed to contribute towards the Council's Public Open Space Funding System, in respect of the three dwellings incorporated into the scheme, and that Policies EN2 and RT2 of the Winchester District Local Plan would need further consideration. He suggested that, as a result of their site meeting, Members were now in a position to assess the effect of the proposal on the amenity of the EN2 area. Policy RT2 had been addressed by

the College stating that Kingsgate Park is not a public park, although the public could use it and other College grounds, and that the existing sports facilities would be relocated elsewhere on their campus. A Draft Campus Development Plan would be given further consideration by Members at a later date.

At the invitation of the Chairman, Mr Cookson addressed the Sub Committee and explained that the proposal for a new boarding house would add approximately 60 pupils, which he believed the College could accommodate as it had almost enough teaching space to manage the increased numbers without diluting academic standards. He continued that the Campus Development Plan covered the next 12 years, as it was expected that the costs of building the proposed boarding house would be met within 8-12 years.

In answer to a Member's question regarding the possibility of further applications for boarding houses being submitted in the future, Mr Cookson explained that it was unlikely, as the College would not have enough teaching space and other facilities to accommodate larger numbers of pupils.

A Member was concerned at the height of the Housemaster's dwelling and queried whether the Matron's flat could be accommodated elsewhere in the scheme. In response, Mr Deans explained that the size of the proposed buildings had already been kept to a minimum and that a two storey building would look out of place among the other three storey buildings.

At the invitation of the Chairman, the Chair of the Residents Association of Hanover Lodge addressed the Sub Committee. She advised that the Residents Association was concerned that, if approved, the College may put forward further applications for other College buildings within Kingsgate Park, such as a central dining hall.

Members were also concerned and asked for assurance from Mr Cookson that the remainder of the Park would continue to be used for recreational purposes. Mr Cookson advised that there was no intention to build further on the Park, and explained that although one football pitch would be lost, it had already been relocated to another site.

In answer to Members' questions regarding landscaping on the site, Mr Deans advised that although several existing trees would be lost, they would be replaced by new trees planted along the wall to St Cross Road, along the side of the site to views from Kingsgate Park, within the central courtyard and a gravelled area to the rear of the proposed buildings.

The Chairman summarised that although dwellings opposite would lose some views of the Park, there had been few complaints and it was generally agreed that the application should be allowed.

RECOMMENDED:

That, subject to no adverse comments from English Heritage and the appropriate provision for public open space through the Open Space Funding System, then planning permission be granted, subject to the following conditions:-

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

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

2. No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

3. No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been 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 a satisfactory appearance in the interests of the amenities of the area.

4. No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- existing and proposed finished levels or contours:
- means of enclosure, including any retaining structures:
- car parking layout:
- hard surfacing materials:
- details of the breach to be made in the wall fronting St. Cross Road.
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:

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

5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

6. The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing at least 5 metres from the tree trunks in accordance with BS 5837.

Reason: To retain and protect the trees which form an important part of the amenity of the area.

7. Any part of the building exposed by the demolition work shall be made good and the safety and stability of the part of the building which is to be retained secured.

Reason: In the interests of the preservation and character of the conservation area.

8. Any alterations and repairs to brickwork shall be carried out utilising matching materials, brick bond and jointing details to those on the existing building. A lime putty mortar shall be used unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain the character of the listed building.

9. Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

Reason: In the interests of highway safety.

The meeting commenced at 2.30pm and concluded at 3.15pm.

Chairman