

Southampton City Planning & Sustainability  
 Planning and Rights of Way Panel meeting 18<sup>th</sup> January 2011  
 Planning Application Report of the Planning and Development Manager

<b>Application address:</b> Boldrewood (Building 62), University of Southampton			
<b>Proposed development:</b> Erection of a single storey detached building to house plant and equipment for the electricity supply to the campus - <i>description amended following validation and receipt of amended plans.</i>			
Application number	10/01058/FUL	Application type	FUL
Case officer	Stephen Harrison	Public speaking time	5 minutes
Last date for determination:	13.10.2010 <b>OUT OF TIME</b>	Ward	Bassett
Reason for Panel Referral	Councillor Referral	Ward Councillors	Cllr Samuels Cllr Harris Cllr Hannides

<b>Applicant:</b> University Of Southampton	<b>Agent:</b> Luken Beck Ltd (Robin Reay)
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<b>Recommendation Summary</b>	<b>Conditionally Approve</b>
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**Reason for granting Permission**

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Following the receipt of amended plans the proposed buildings are considered to respect the visual amenities of Bassett Avenue whilst satisfying initial highway safety concerns. Other material considerations, such as those listed in the report to the Council's Planning and Rights of Way Panel on 18<sup>th</sup> January 2011, do not have sufficient weight to justify a refusal of the application. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004 Planning Permission should therefore be granted.

Policies – SDP1, SDP7, SDP9, SDP12, TI2, NE6 and L7 of the City of Southampton Local Plan Review - Adopted March 2006 and Policies – CS6, CS11 and CS13 of the Southampton City Council Local Development Framework Core Strategy – Adopted January 2010 as supported by the Council's current adopted Supplementary Planning Guidance.

<b>Appendix attached</b>			
1	Development Plan Policies	2	Relevant Planning History

**Recommendation in Full**

**Conditionally Approve**

## **1. The site and its context**

1.1 This application is required to meet the needs of the redevelopment proposals for the University's Boldrewood site. The existing six-storey buildings on the site are currently being demolished.

1.2 The site is currently characterised by a 12 metre change in level (from the north-west corner) and its landscape setting, which is defined, in part, by the Southampton (Bolderwood, Burgess Road/Bassett Avenue) Tree Preservation Order 2007. Boldrewood is located some 50 metres from the Southampton Common Site of Special Scientific Interest (SSSI) and Site of Importance for Nature Conservation (SINC). The site is located within Flood Zone 1, where there is a low probability of a flood event.

## **2. Proposal**

2.1 Full planning permission was initially sought for the erection of two brick built single storey structures on the site of the former greenhousing. These small ancillary buildings will provide Southern Electric supply equipment, transformers and switch rooms in connection with the electricity supply to the Boldrewood Campus. They are necessary to maintain a continuous electricity supply to the site (including the existing Annex building and the approved Maritime Centre of Excellence) following the demolition of Building 62.

2.2 The substation building has a footprint of 9sq.m and a flat roof design with a height of 2.5 metres. This building is located approximately 9 metres from the western boundary hedge. This building can be constructed under the electricity company's permitted development allowances and no longer forms part of the application.

2.3 The electrical switch room building has a footprint of 52sq.m and a flat roof design with a height of 3.4 metres. This building is located approximately 17 metres from the western boundary hedge and is partly screened by the substation building.

2.4 Following the receipt of amended plans these buildings will be accessed from within the site, via the approved Burgess Road vehicular access. The applicants have also removed the smaller substation building from the application as these works can be undertaken under the permitted development rights of the statutory undertaker

2.5 The existing Bassett Avenue boundary fence and hedgerow will no longer be affected. No new tree works are proposed to facilitate this development.

2.5 It is proposed to clad the buildings following the construction works to the main Maritime Centre of Excellence.

## **3.0 Relevant Planning Policy**

3.1 The Development Plan for Southampton currently comprises the "saved" policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.

3.2 Major developments are expected to meet high sustainable construction standards in accordance with the City Council's adopted and emerging policies. In accordance with adopted Core Strategy Policy CS20 and Local Plan "saved" Policy SDP13.

## **4.0 Relevant Planning History**

4.1 The relevant planning history for the site is set out at **Appendix 2**.

## **5.0 Consultation Responses and Notification Representations**

### **Notification**

5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was also undertaken which included notifying adjoining and nearby landowners and erecting a site notice (26.08.2010). Further notification was carried out following the receipt of the amended scheme. At the time of writing the report representations from **7** different addresses have been received.

5.2 The East Bassett Residents' Association have suggested that these buildings should be sited near to (or within) the existing annex building (in the south-east corner of the site) where there would be less disruption and easier access.

5.3 Further issues raised include:

- **It was the intention that Block A would provide the power supply when the redevelopment proposals were first approved. This is a departure.**

It is not unusual for the details of a scheme to change from its conception to delivery. The applicants have advised that, following further investigation, it has become evident that the Burgess Road electricity supply is not capable of serving the proposed redevelopment. The Council has been asked to consider a revised solution and has to assess the planning merits of the change.

- **Detrimental impact on the character of the area.**

The proposed amendments have removed the access onto Bassett Avenue and, in doing so, has reduced the impact of the buildings on the character of the area.

- **The Boldrewood development is taking place in an *ad hoc* manner.**

The development is evolving but is governed by the original Masterplan and parameters approved under the 07/00985/OUT permission. This amendment is not regarded as a significant departure from the approval.

- **A new entrance onto Bassett Avenue will destroy the protected greenway.**

Agreed. The amended plans have been sought and the initial approach has been removed from the scheme.

- **Amendment to the car parking layout is not acceptable.**

In response, there are no changes to the current parking layout as approved. The plans show the approved parking layout at the request of officers to demonstrate that the new buildings will not prejudice the delivery of the approved redevelopment proposals.

### **Consultation Responses**

5.4 **SCC Highways** – No objection raised following the receipt of the amended plans

5.5 **SCC Environmental Health** – No objection raised

5.6 **SCC Tree Team** - There are no objections to this proposal on tree grounds subject to the inclusion of an agreed Method Statement.

## **6.0 Planning Consideration Key Issues**

6.1 The key issues for consideration in the determination of this application are:

- The Principle of Development
- Design and Impact on Local Character
- Highway Safety
- Tree Issues

### Principle of Development

6.2 The adopted Local Plan Policy L7 supports development on the designated University Campus, which includes Boldrewood. These ancillary structures are essential to serve the redevelopment proposals approved under permission 07/00985/OUT and 08/01097/FUL. The applicants have advised that without these structures in place to provide a continuous electricity supply the demolition phase of the scheme cannot continue.

6.3 The proposed substation building can be erected under the statutory undertakers permitted development allowances as explained by Part 17 Class G of the Town and Country Planning (Permitted Development) Order 1995.

### Design and Impact on Local Character

6.4 Following the receipt of amended plans the siting of the proposed buildings are deemed to be acceptable. They replace existing greenhousing, are designed with a flat roof and an external cladding to improve their appearance, and are set in from the boundary with the Avenue by 17 metres (in the case of the switch rooms). Whilst alternative locations may, indeed, be possible the current scheme is not considered to be harmful and accords with the requirements of the development plan, namely Local Plan policies SDP7 and NE6 as supported by Core Strategy Policy CS13.

### Highways Safety

6.5 Following the receipt of the amended plans to remove the servicing access onto Bassett Avenue there are no highway safety issues raised by the proposal.

### Tree Issues

6.6 The submitted details suggest that no new tree works (affecting the Southampton (Bolderwood, Burgess Road/Bassett Avenue) Tree Preservation Order 2007 will be required. The Council's Tree Officer has raised no objection to the proposal.

## **7.0 Summary**

7.1 The proposed development has been amended following concerns raised by officers and residents. The siting of two new single storey flat roof structures on the western boundary of the Boldrewood Campus is now considered to respect the landscape setting of Bassett Avenue, whilst maintaining highway safety. Although alternative locations for these buildings have been suggested the Local Planning Authority has a duty

to consider the scheme as amended. The proposals are not considered to be harmful and, instead, meet the requirements of the development plan (as detailed at **Appendix 1**).

## **8.0 Conclusion**

8.1 This application for the erection of a single storey detached building to house plant and equipment for the electricity supply to the Boldrewood campus is acceptable and is recommended for conditional planning approval.

### **Local Government (Access to Information) Act 1985** **Documents used in the preparation of this report Background Papers**

1a, b, c and d, 2b, d and e, 4dd, 6c, 7a, f, k, o and r and 10b

### **SH2 for 18/01/11 PROW Panel**

### **PLANNING CONDITIONS to include:**

#### **1. APPROVAL CONDITION - Full Permission Timing Condition - physical works**

The development works hereby permitted shall begin not later than three years from the date on which this planning permission was granted.

Reason:

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

#### **2. APPROVAL CONDITION - Materials**

Further details (including full details of the manufacturers, types and colours of the external finish) of the building's cladding shall be submitted to and agreed in writing by the Local Planning Authority within 6 months from the date of this permission. The approved cladding system shall be installed, as agreed, within 2 months of the final demolition works to Building 62 or within 18 months from the date of this permission, whichever is sooner.

Reason:

To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with the applicant's email dated 22nd November 2010.

#### **3. APPROVAL CONDITION – Hedgerow to Western Boundary**

There shall be no works (associated with the construction and/or on going operation of the approved buildings) to the existing hedgerow that forms the western boundary of the Boldrewood Campus unless agreed firstly in writing with the Local Planning Authority.

REASON:

To ensure that the landscape character of Bassett Avenue is respected by the development in accordance with Local Plan Review "saved" Policy NE6

#### **4. APPROVAL CONDITION - Hours of work for Demolition / Clearance / Construction**

All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of;

Monday to Friday	08:00 hours to 18:00 hours (8.00am to 6.00pm)
Saturdays	09:00 hours to 13:00 hours (9.00am to 1.00pm)

And at no time on Sundays and recognised public holidays.

Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To protect the amenities of the occupiers of existing nearby residential properties.

**5. APPROVAL CONDITION - Arboricultural Method Statement [Pre-Commencement Condition]**

No operation in connection with the development hereby permitted shall commence on site until a site specific Arboricultural Method Statement in respect of the protection of the trees during all aspects of work on site is submitted and agreed in writing by the Local Planning Authority. It will be written with contractors in mind and will be adhered to throughout the duration of the demolition and development works on site. The Method Statement will include the following:

1. A specification for the location and erection of protective fencing around all vegetation to be retained
2. Specification for the installation of any additional root protection measures
3. Specification for the removal of any built structures, including hard surfacing, within protective fencing areas.
4. Specification for the construction of hard surfaces where they impinge on tree roots
5. The location of site compounds, storage areas, car parking, site offices, site access, heavy/large vehicles (including cranes and piling rigs)
6. An arboricultural management strategy, to include details of any necessary tree surgery works, the timing and phasing of all arboricultural works and protection measures.
7. Specification for soft landscaping practices within tree protection zones or the canopy of the tree, whichever is greatest.

Reason

To ensure that provision for trees to be retained and adequately protected throughout the construction period has been made.

Core Strategy - (January 2010)

CS6	Economic Growth
CS11	An Educated City
CS13	Fundamentals of Design

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP7	Urban Design Context
SDP9	Scale, Massing & Appearance
SDP12	Landscape & Biodiversity
TI2	Vehicular Access
L7	The University of Southampton
NE6	Protection/Improvement of Character

Other Relevant Guidance

PPS1 Delivering Sustainable Development (February 2005)  
PPS4 Planning for Sustainable Economic Growth (December 2009)  
PPS9 Biodiversity and Geological Conservation (August 2005)  
PPG13 Transport (April 2001)  
PPG16 Archaeology and Planning (November 1990)

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**08/01097/FUL      Conditionally Approved 19/02/09 with S.106**

Development of Phase One of the Boldrewood Campus to include the construction of Block A, a 6-storey building (Class B1 office accommodation linked to university use including provision for the Maritime Institute - 10,270sqm gross external floorspace); Block B, a 5-storey building of new University accommodation (Class D1 - 5,749sqm gea); extensions and alterations to Block C (Class D1 - 286sqm gea new floorspace) with a new vehicular access from Burgess Road, associated access alterations, parking and interim landscape works following demolition of the existing buildings.

**07/00985/OUT      Conditionally Approved 18/06/08 with S.106**

Redevelopment of the site by the erection of new buildings to provide up to 32,000sqm gross floorspace for University purposes, 468 car parking spaces, landscaping, temporary and permanent access arrangements, including a new vehicular access from Burgess Road and ancillary works following demolition of most of the existing buildings (Outline application seeking approval for access arrangements).

**06/01566/SCR      No Objection - not an EIA Development 07/11/06**

Screening request under Part II Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 for the redevelopment of the site.

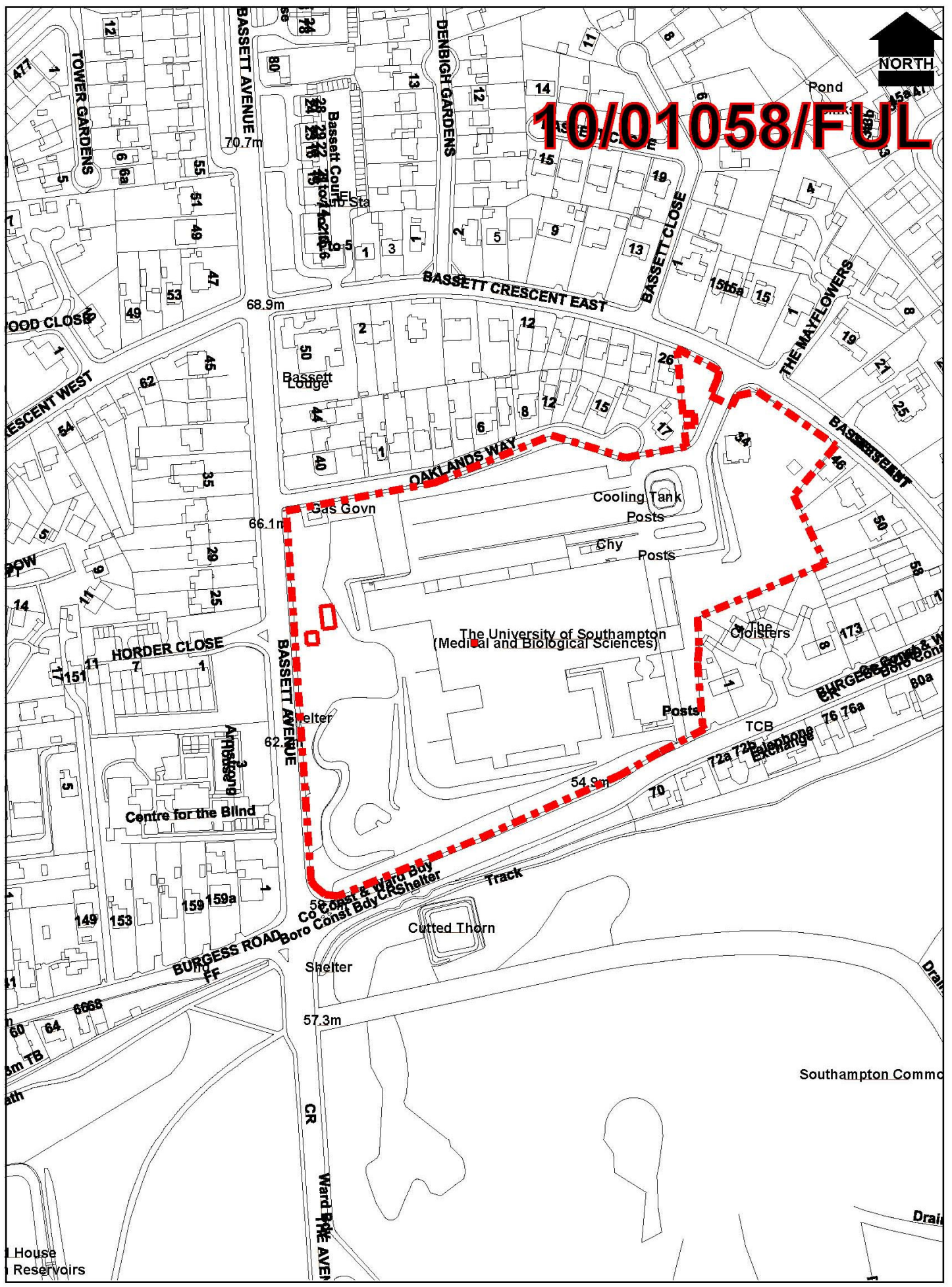
**02/01343/FUL      Permitted by Panel 28/10/2003**

Three storey annex extension





**10/01058/FUL**



Scale : 1:2500

Date :06 January 2011

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