

Southampton City Planning & Sustainability
Planning and Rights of Way Panel meeting 6th September 2011
Planning Application Report of the Planning and Development Manager

Application address: Sea City Museum (Former Magistrates Courts), Civic Centre, Havelock Road			
Proposed development: Application for approval of details reserved by Conditions 5 (lighting scheme), 7 (details of signage), 11 (details of hard landscaping and highway works) and 13 (visitor cycle storage), of planning permission 10/00020/R3CFL for alterations connected with the use of the building as a museum.			
Application number	10/01550/DIS	Application type	DIS
Case officer	Jenna Turner	Public speaking time	5 minutes
Last date for determination:	05.01.11	Ward	Bargate
Reason for Panel Referral:	Referred by the Planning and Rights of Way Panel	Ward Councillors	Councillor Bogle Councillor Noon Councillor Willacy

Applicant: Mrs Tina Dyer-Slade - Southampton City Council	Agent: Wilkinson Eyre Architects
------------------------------------------------------------------	-----------------------------------------

Recommendation Summary	Discharge in part
-------------------------------	--------------------------

Reason for Discharging in Part

The proposed landscaping works, lighting scheme, signage and visitor cycle storage is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations, such as those listed in the report to, and discussed at, the Council's Planning and Rights of Way Panel on 6th September 2011, do not have sufficient weight to justify an objection to the application. Full details of the lighting specification and the appearance of cycle stands will be need to be agreed by the Local Planning Authority before work on the landscaping commences. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004 no objection is, therefore, raised and this notice is issued in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2010.

Policies – SDP1, SDP8, SDP12 and HE3 of the City of Southampton Local Plan Review - Adopted March 2006 and Policies – CS13 and CS14 of the Southampton City Council Local Development Framework Core Strategy – Adopted January 2010 as supported by the Council's current adopted Supplementary Planning Guidance.

Appendix attached			
1	Proposed Landscape Plan	2	Development Plan Policies

Recommendation in Full

Conditions 5, 7, 11 and 13 of Planning Permission 10/00020/R3CFL will be discharged following the completion of the works in accordance with the details agreed in writing with the Local Planning Authority.

1. Background

- 1.1 Works are well underway on the alterations and additions to the Magistrates Courts to enable its conversion into a museum which was granted planning permission on the 10th November 2010. At the Planning and Rights of Way Panel meeting, members resolved that the proposals for the landscaping works should be approved by the panel to ensure that a high-quality setting to this important project was achieved.
- 1.2 Condition 11 of the planning permission for the museum requires the a timetable to be provided for the submission of a detailed landscaping scheme and the implementation of the landscaping scheme to be approved by the Local Planning Authority. The timetable has been submitted and agreed by officers and in accordance with that timetable, the applicant has now submitted the detailed landscape scheme for approval by the Planning and Rights of Way panel.
- 1.3 The landscaping proposals relate to the treatment of the Havelock spur road and paved pedestrian areas, which lie to the west of the building. The Havelock Road spur has been closed for the duration of the construction works and this served as a trial period to assess the impact of the closure of this route on traffic circulation in the wider area. As such, the applicant is applying for a further Traffic Regulation Order which would enable the permanent closure of the Havelock Road spur to traffic.
- 1.4 Whilst details of lighting, signage and visitor cycles were not required for member's approval, the details have been integrated into the overall landscape strategy for consideration.
- 1.5 Details of the remaining pre-commencement planning conditions have already been agreed by officers under the Planning and Development Manager's delegated powers.

2. The site and its context

- 2.1 The Civic Centre is a Grade II* Listed building designed by Berry Webber following a design competition. The complex of buildings was designed in in the neo-classical modern style and is a steel framework building clad in Portland Stone. The Magistrates Courts block, which contains the prominent clock tower, front Havelock Road and to the north of the building is West Watts Park which is part of English Heritage's register of parks and gardens of special historic interest.

3. Proposal

- 3.1 The proposed landscaping works also includes details for signage and lighting, which are integrated into the landscape design. A copy of the proposed landscaping plan is included in **Appendix 1**.

- 3.2 The proposal involves the re-surfacing of the Havelock Road spur and the existing areas of hard paving to the west of the former Magistrates Courts with a mixture of paving types.
- 3.3 A taxi drop off point would be provided on Commercial Road, to the north of the Havelock Road spur. A new coach drop off point, which would accommodate two coaches, would be provided adjacent to Havelock Road.
- 3.4 The scheme also proposes the removal of part of the existing Portland Stone dwarf wall around the common land to the west of the pavilion extension. This would enable the grassed area to be extended slightly eastwards. The Portland stone dwarf wall would be adapted and re-used to provide areas of seating in front of the museum.
- 3.5 The signage for the museum includes banner signs on the five replacement lampposts in the public realm area, and the name of the museum etched into the new glazing in the main entrance. In addition to this, two stelae would be constructed to the west of the main entrance, constructed from fair faced concrete and with the name of the museum carved into the surface. Two further stelae would be constructed at the end of the new seating area.
- 3.6 The proposed stelae would be illuminated by up-lighters. The entrance to the pavilion extension would be uplit and additional lighting columns would also be installed within the paved area.
- 3.7 A total of 15 visitor cycle stands would be provided within two different areas within the new area of public realm.

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 2**.

4.0 Relevant Planning History

- 4.1 The two relevant applications relating to this proposal seeking discharge of conditions are the original planning permission for the alteration and extension of the magistrates courts to provide a museum (application reference 10/00020/R3CFL) and the associated Listed Building Consent (10/00021/LBC).

5.0 Consultation Responses and Notification Representations

- 5.1 There is no statutory obligation on the Council to notify on this type of application.
- 5.2 **English Heritage** - At the time of writing, no comments have been received. A verbal update will therefore be provided at the Panel meeting if comments are received.
- 5.3 **SCC Highways** - No objection.
- 5.4 **SCC Historic Environment Team** – No objection.

6.0 Planning Consideration Key Issues

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

- (i) The impact on the setting of the Grade II* Listed Civic Centre
- (ii) The impact of the proposal on highway safety

6.3 Impact on the Civic Centre

6.3.1 The hard surfacing materials chosen for the landscape works would have a high quality appearance and accord with the materials that the Street Scape Manual Supplementary Planning Guidance identifies as being acceptable in the city centre. The hardsurfacing materials have also been chosen to be sympathetic to those used within Guildhall Square, which would help to provide coherence in the Cultural Quarter.

6.3.2 The extension of the Common Land to the west of the building would enhance the useability of this area of open space and the re-use of the dwarf stone walls as seating would assist in creating a functional area of public space as well as provide a positive setting to the Listed Building.

6.3.3 The proposed signage is integrated into the landscape design and is complementary to the classicism of the Civic Centre. The position and height of the two stelae at the entrance would help to reinforce the hierarchy and procession of height of the entrance to the Civic Centre.

6.3.4 The proposed lighting scheme is designed to highlight the building and signage without appearing obtrusive. Street lighting will also be provided in accordance with highway requirements.

6.4 Highway Safety

6.4.1 The Highways Team have reviewed the submitted information and raised no objection to the proposal in highway safety terms. A full specification of the lighting will be required prior to works commencing to ensure that light spillage or reflection onto the public highway will be minimised.

7.0 Summary

7.1 The proposed landscape scheme is considered to create a positive setting to the new museum and would enhance the appearance of the Grade II* Listed Magistrates Court.

8.0 Conclusion

8.1 This application to discharge planning conditions 5, 7, 11 and 13 of planning permission 10/00020/R3CFL is acceptable. These planning conditions can be discharged following the works being completed in accordance with these agreed details.

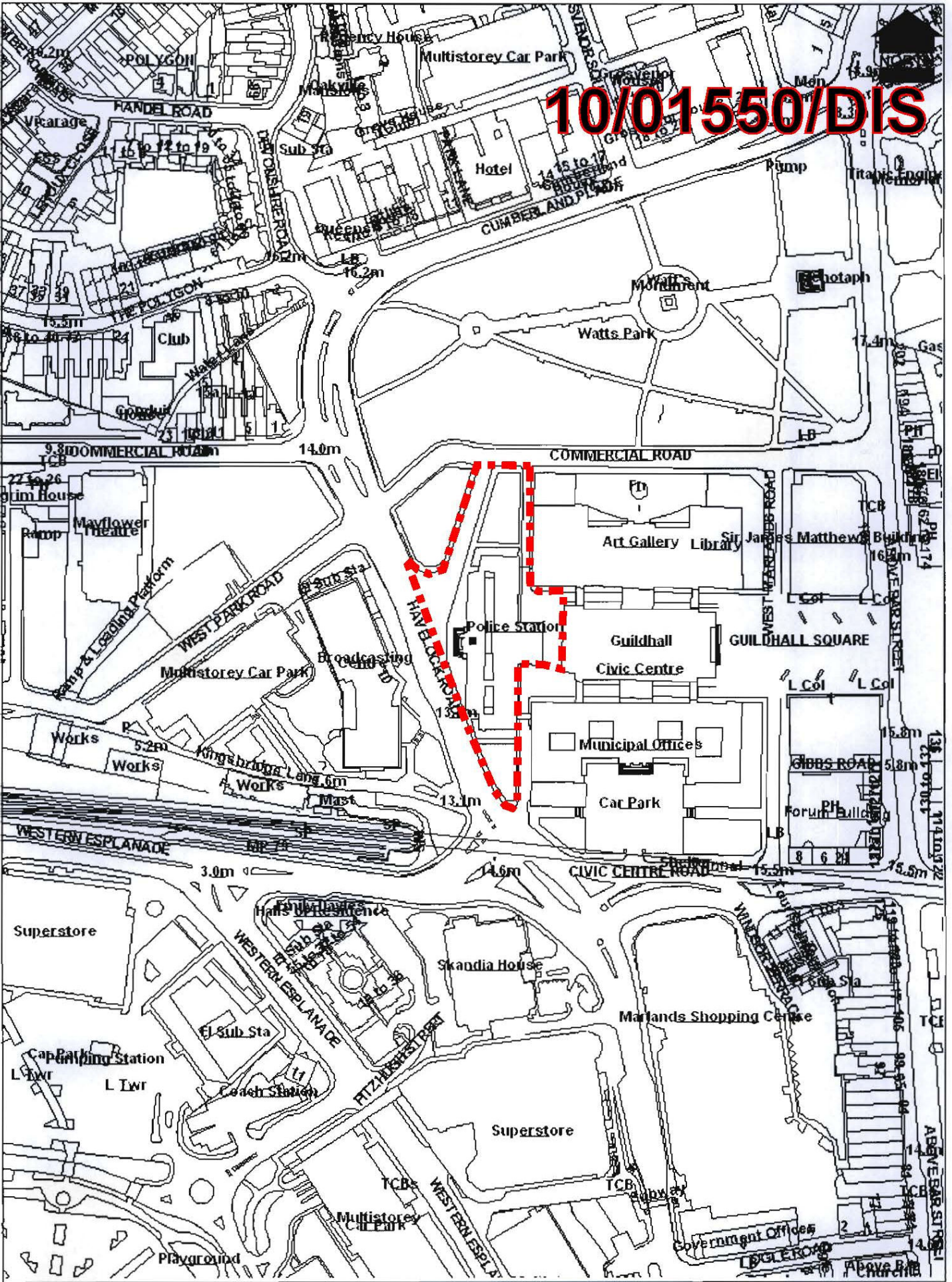
Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1(a) (b) (c), 2 (b) (d), 7 (a)

JT for 06/09/11 PROW Panel

10/01550/DIS



Scale : 1:2500

Date : 24 August 2011

© Crown copyright. All rights reserved. Southampton City Council 100019679 2004.

