

Application reference: 11/0653/FUL
SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
01.03.2011	18.05.2011	13.07.2011	13.07.2011

Site:

St Marys University College, 268 Waldegrave Road, Twickenham, TW1 4SX

Proposal:

Installation of 12 cycles stands and 1 bank of 2 shelters (Outside Y Block halls of residence).

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

Ms Diane McVey
268 Waldegrave Road
Twickenham
TW1 4SX

AGENT NAME

DC Site Notice: printed on 06.06.2011 and posted on 17.06.2011 and due to expire on 08.07.2011

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

-

History: Development Management, Appeals, Building Control, Enforcements:

Development Management

Status: GTD

Date: 15/05/2000

Application: 00/T0511

Black Poplar - Reduce By Up To 60

Development Management

Status: GTD

Date: 15/05/2000

Application: 00/T0512

Black Poplar - Reduce By Up To 60

Development Management

Status: GTD

Date: 15/05/2000

Application: 00/T0513

Black Poplar - Reduce By Up To 60

Development Management

Status: GTD

Date: 08/01/2001

Application: 00/T1874

Yew T43 - Lightly Selectively Prune Lower Branches Growing Over Paved Area Retaining Natural Shape Of Tree

11/0653/FUL
St Mary's University College
Waldegrave Road
Twickenham

Site, history and proposal

The site is occupied by various buildings comprising the college campus of which the Chapel is a Grade II listed building and the 'Chapel in the woods' and northern section of the college are Grade I listed buildings. A number of other buildings are locally listed (BTMs).

Part of the site (south) is within the Waldegrave Park Conservation Area and the northwest section of the site lies adjacent to the Strawberry Hill Conservation area.

There is extensive history on the site, the most recent (Reinstate the entrance to the theatre building in its original location on the courtyard façade, currently a side door is used. Introduce external lighting and illuminated sign to new entrance to enable area to be lit in evenings when events occur. Introduce two A0 poster frames to façade to promote events. Refurbish lobby area and include station for staff use when taking tickets) of which has been approved under ref. 07/2287/FUL.

The only recent history relevant to this proposal however relates to permission granted for the erection of various bike shelters around the campus under ref. 07/2816/FUL and the refusal for the installation 10 cycle stands and shelter adjacent to the main entrance of Waldegrave Road and in front of the single storey BTM under ref. 10/2100/FUL.

Permission was however granted for the erection of 6 stands near the main reception off of Waldegrave Road under ref. 11/0610/FUL.

The proposal is for the erection of 12 cycle stands within two banks of shelters and sited to the south of the campus and adjacent to the halls of residence (Y Block).

Public and other representations

None received.

Amendments

The shelter has been moved to the west slightly and away from the trees in the quadrant.

Professional comments

The principle of providing additional cycle parking that is both covered and secure is supported by the Local Planning Authority in that it would encourage more students, staff and visitors to use alternate and sustainable modes of transport thereby reducing congestion and on street parking in the vicinity of the college as well as a reduction in pollution.

The design is not objected to by transport planners or urban design planners.

Siting and design and impact on trees

The proposed bank of cycle stands would be barely visible from the public domain and given their siting between a dilapidated tennis court, the gymnasium and sports hall is not considered to detract from the visual amenities of the locality and not considered to detract from the setting and appearance of the conservation area.

The shelter has been positioned away from the crown spread of the adjacent trees to the south and whilst views may be obtained from the upper floors of properties on Waldegrave Park, it is not considered that these would appear visually harmful to warrant withholding planning permission.

The Council's arboriculture officer has raised no objections to the application subject to conditions on tree protection during installation.

Conclusion

Given the design and siting of these shelters it is considered to preserve the integrity and setting of the adjacent conservation area, the visual amenity of the locality and longevity of the adjacent trees.

Recommendation

Approve.

Recommendation:

The determination of this application falls within the scope of Officer delegated powers YES / NO

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

Case Officer (Initials): BES

Dated: 24/02/12

I agree the recommendation:

Dp BES
Team Leader/Development Control Manager

Dated: 24/02/12

Geoffrey

This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager:

Dated:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:	
INFORMATIVES:	

ADDITIONAL NOTES CONTINUED FROM ABOVE: