

'Fee' message

PLANNING REPORT

Printed Date: 3 July 2006

Application reference: 06/2073/FUL
SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
23.06.2006	23.06.2006		18.08.2006

Site:

St Marys University College, Waldegrave Road, Twickenham, Middlesex

Proposal:

Erection Of A Single Storey Temporary Modular Building To Provide Teaching, Office And Storage Accommodation.

Present use: Educational Use.

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

APPLICANT NAME

St Marys University College
Waldegrave Road
Twickenham
Middlesex
TW1 4SX

AGENT NAME

Rivington Street Studio Architecture
54 Rivington Street
London
EC2A 3QN

Consultations:

Internal/External:

Consultee

Trees

Expiry Date

Neighbours:

History:

Ref No	Description	Status	Date
00/T0511	• Black Poplar - Reduce By Up To 60	GTD	15/05/2000
00/T0512	• Black Poplar - Reduce By Up To 60	GTD	15/05/2000
00/T0513	• Black Poplar - Reduce By Up To 60	GTD	15/05/2000
00/T1874	• Yew T43 - Lightly Selectively Prune Lower Branches Growing Over Paved Area Retaining Natural Shape Of Tree	GTD	08/01/2001
00/3442	• Proposed Telecommunications Base Station To Provide Mobile Telephone Coverage.	RNO	17/01/2001
01/0361	• Demolition Of Existing Teaching Accommodation. Erection Of	GTD	18/06/2001
01/0782	• Proposed 6m Stub Tower Supporting 6 Antennae And 4 Microwave Dishes 1 Equipment Cabinet To Be Located At Roof Level, Electric Meter Cabinets Located At Ground Level.	REF	20/04/2001
01/1074	• Proposed Temporary Teaching Accommodation, To Be Removed Subject To Planning Application 01/0361/ful When Completed.	WNA	21/06/2001
01/1223	• Works In Association With Demolition Of 'k' Block. Conversion Of Section Of Bin Store To Launderette	GTD	13/07/2001

Reference Number	Description	Category	Date
01/1197	In 'l' Block. Alterations To Kitchen Area In 'n' Block.		
01/2924	• Installation Of Radio Equipment Housing.	GTD	02/08/2001
	• Erection Of Acrylic Covers To Protect Antelope Figures On Staircase.	GTD	18/04/2002
02/T0610	• English Oak - Remove Snapped Branch In Upper Canopy	GTD	18/04/2002
02/T0611	• Sycamore - Fell	GTD	18/04/2002
02/T0612	• Elm - Fell	GTD	18/04/2002
02/T0613	• Sycamore - Fell	GTD	18/04/2002
02/T0614	• Dead Elm - Fell	GTD	18/04/2002
02/T0615	• Dead Elms - Fell	GTD	18/04/2002
02/1792	• Provision Of New Athletics Track And Associated Facilities To Replace The Existing Facilities Including Floodlighting Columns.	GTD	14/11/2002
02/1967	• Installation Of Telecommunications Apparatus	REF	28/08/2002
02/2738	• Installation Of A 6m High Stub Tower, Containing Three Panel Antennae And One Antenna Dish And An Equipment Cabin On The Roof Of The Science Block.	GTD	31/10/2002
03/0668	• Re-location Of The Existing Main College Bin Storage Area.	REF	22/04/2003
03/0669	• Temporary Planning Permission To Locate Two Standard Containers And Two Portacabins On Existing Hardstanding To The Rear Of Wiseman And Doyle Student Residences.	WNA	06/05/2004
03/0963	• Erection Of A Three Storey Extension To The Existing Three Storey Residences At Graham, Wiseman And Doyle Comprising 183 Student Rooms Plus 4 Warden Suites In Two New Wings With All Associated Functions And External Works.	WDN	17/06/2003
03/T1150	• Cedar (cedrus) - Prune Back From Property To Give Up To 1.5 Metres Clearance; Remove Major Deadwood.	GTD	11/07/2003
03/T1151	• Turkey Oak (quercus Cerris) - Crown Lift To 5 Metres; Remove Deadwood.	GTD	11/07/2003
03/1855	• Erection Of A Three Storey Extension To The Existing Three Storey Residences At Graham, Wiseman And Doyle Comprising 178 Student Rooms Plus 4 Warden Suites In Two New Wings With All Associated Functions And External Works.	REF	11/09/2003
03/2789	• Provision Of Dispersed Refuse Storage Compounds In 6 Locations On Campus With A Central Collection Point Accessible From Clive Road.	REF	31/10/2003
03/2802	• Erection Of A Portacabin On Existing Hardstanding To Rear Of Block N For A Temporary Period.	GTD	12/01/2004
03/T1875	• Ash (fraxinus Excelsior) - Prune Back From Street Lamp And Phon Wires; Crown Lift To Statutory Height Over Road; Lift Low Bra From Corrugated Roofs To Give At Least 2 Metres Clearance.	GTD	20/11/2003
04/0300	• Proposed Provision Of Refuse Storage Compounds In 4 Locations On Campus With Central Connection Point. Accessible From Site's Internal Roads.	GTD	27/04/2004
04/0293	• Temporary Erection Of Porta-cabin For Changing Room And Storage On Land Adjacent To The Existing Sports Hall.	GTD	13/07/2004
04/0339	• Erection Of Additional Halls Of Residence Adjoining And Linked To The Existing Halls Of Residence. Associated New Layout For Car Parking, Cycle Parking, Hard And Soft Landscaping.	GTD	29/04/2004
02/1792/DD01	• Details Pursuant To Conditions Bd11u (miscellaneous Details) And Ns02u (non Standard) To Planning Permission 02/1792/ful.	WNA	19/01/2005
04/0904	• External Elevational Alterations Including Glazed	GTD	13/07/2004

Reference Number	Description	Category	Date
	Enclosure To Cloisters To Facilitate (1) Conversion Of Chapel Undercroft And Extension Of Existing Learning Resource Centre To Form An Internet Cafe and (2) ramped disabled access to chapel entrance.		
04/1007	• Conversion And Rebuilding Of Block L Outbuildings To Offices.	GTD	13/07/2004
04/1085	• Erection Of Hazardous Chemical Store.	WNA	04/11/2005
89/2232/FUL	• Single Storey Roof Top Extension To Provide New Vivarium.	PCO	
89/2233/FUL	• Construction Of New Fire Escape Stair Within Existing Building. Replace Existing Roof To Hallway With Glass & Steel. Staircase Enclosure At Roof Level To Be Brick/glass.	PCO	
89/2234/LBC	• Construction Of New Fire Escape Stair Within Existing Building. Replace Existing Roof In Hallway With Glass & Steel. Staircase Enclosure At Roof Level To Be Brick/glass.	PCO	
89/2235/LBC	• Single Storey Roof Top Extension To Provide New Vivarium.	PCO	
90/1683/FUL	• Provision Of New Bin Store Area & Pergola.	PCO	
90/2098/FUL	• Conversion Of Bath Houses At Clive Hostel To Form Additional Student Bedrooms & 2 No. First Floor Extensions Comprising 8 Student Bedrooms.	GTD	21/02/1991
91/2032/FUL	• Erection Of 1 No. 3/4 Storey Building And 1 No. 3 Storey Building Comprising 106 No. Student Study/bedrooms. Formation Of 6 No. Parking Spaces At Front With New Access Thereto And 16 No. Parking Spaces At Rear. New Pathways And Landscaping	GTD	20/02/1992
91/2038/FUL	• 2 No. Single Storey Extensions To Kitchen Store And Servery Area.	GTD	06/12/1991
91/1543/S64	• Alterations To Kitchen, Servery And New Goods Entry.	PDE	02/10/1991
91/2032/DD01	• Details Pursuant To Condition Ns01 (non Standard), Bd10 (sample Panels) And Partially Purusant To Condition Bd05 (materials) Of Planning Consent 91/2032 Dated 24.2.92.	GTD	08/07/1992
91/2032/DD02	• Details Pursuant To Condition Dv17 (bin Enclosure) Of Planning Consent 91/2032/ful Dated 24/2/92.	GTD	27/07/1992
91/2032/DD03	• Details Pursuant To Condition Bd05 (materials), La11 (landscaping) & Pk06 (cycle Parking) Of Planning Consent 91/2032/ful Dated 24/2/92.	GTD	22/02/1993
92/0468/FUL	• Extension And Refurbishment Of Student Union Toilet Accommodation.	GTD	09/04/1992
92/1441/DD01	• Details Pursuant To Condition La11 (landscaping) & Bd05 (materials) Of Planning Consent 92/1441 Dated 30/9/92.	GTD	22/02/1993
92/1595/S192	• Internal Alterations To Facilitate A Temporary Bar Arrangement And Appropriate Fire Protection And Escape Work.	NDV	09/09/1992
92/0754/FUL	• Extension And Refurbishment Of Gymnasium.	GTD	28/05/1992
92/1441/FUL	• Formation Of 6 No. Relocated Car Parking Spaces To Rear Of New Hostels And Adjustment To Layout Of Approved Scheme (variation Of Condition Pk02 Attached To Planning Application Ref. 91/2032/ful Dated 24 February 1992).	GTD	30/09/1992
92/1678/FUL	• Demolition Of Existing Garage And Erection Of A Two Storey Side Extension For Use By Elderly Relative And Front Car Port.	REF	30/11/1992
92/1881/FUL	• Extension To And Adaption Of Drama Workshop To Provide A Three Storey Building For Use As Student Union Accommodation.	GTD	18/12/1992
92/2051/FUL	• Erection Of Enclosed Access Stair.	GTD	18/02/1993

91/2032/DD04	<ul style="list-style-type: none"> Details Pursuant To Condition La03 (works To Trees) Of Planning Consent 91/2032 Dated 24/2/92. 	GTD	23/03/1993
92/1881/DD02	<ul style="list-style-type: none"> Details Pursuant To Condition Bd06 (materials) Of Planning Consent 92/1881/ful Dated 22/12/92. 	GTD	27/08/1993
92/1881/DD01	<ul style="list-style-type: none"> Details Pursuant To Condition Attached To Consent 92/1881 Bd09 (materials) Dated 22.12.92 For The Extension To And Adaption Of Drama Workshop To Provide Three Storey Building For Use As Student Union Accommodation 	GTD	01/04/1993
93/0220/FUL	<ul style="list-style-type: none"> Make Good Fire Damaged Structure And Aterations To Form Teaching Space. 	GTD	01/04/1993
93/0547/FUL	<ul style="list-style-type: none"> Extension To Sports Building To Form Sports Injury Clinic. 	GTD	02/06/1993
93/1076/FUL	<ul style="list-style-type: none"> Single Storey Extension To Existing Chaplaincy Centre & New Boundary Wall. 	GTD	12/08/1993
94/0397/FUL	<ul style="list-style-type: none"> Erection Of Tennis Hall 	GTD	26/05/1994
94/1549/DD01	<ul style="list-style-type: none"> Details Pursuant To Condition Bd05 (marerials) Of Planning Permission 94/1549/ful Dated 4/8/94 	GTD	26/09/1994
94/1549/DD02	<ul style="list-style-type: none"> Details Pursuant To Conditions La03 (no Felling/lopping), La06 (protected Trees) And La17 (soil Compaction) Of Planning Permission 94/1549/ful Dated 4/8/94 	GTD	29/09/1994
94/1549/FUL	<ul style="list-style-type: none"> Erection Of Tennis Hall - Amendment To Planning Consent 94/0397/ful 	GTD	04/08/1994
94/2140/FUL	<ul style="list-style-type: none"> Installation Of Grasscrete Car Park At Students Union 	GTD	14/10/1994
94/1549/DD03	<ul style="list-style-type: none"> Details Pursuant To Condition La07 (tree Planting) Of Planning Permission 94/1549/ful Dated 4/8/94 	GTD	20/03/1995
94/2140/DD01	<ul style="list-style-type: none"> Details Pursuant To Condition La13 (landscaping) Of Planning Permission 94/2140/ful Dated 14/10/94 	GTD	10/03/1995
95/0589/S191	<ul style="list-style-type: none"> Mixed Use For The Purposes Of Educational Institute With Ancillary Residential Accommodation, Playing Fields Etc And For The Purposes Of Holding Functions Including Wedding Receptions. (the Functions Unrelated To The Educational Use Of The 	GTD	07/04/1995
95/1244/DD01	<ul style="list-style-type: none"> Details Pursuant To Condition Bd12 (materials) Of Planning Permission 95/1244/ful Dated 7/6/95. 	GTD	11/12/1995
95/1244/FUL	<ul style="list-style-type: none"> Extension To Existing Library 	GTD	06/06/1995
95/2315/S192	<ul style="list-style-type: none"> Erection Of New Lobby To Student Union Building. 	GTD	16/08/1995
95/2316/S191	<ul style="list-style-type: none"> Extension To Existing Tennis Hall To Provide Wind And Dust Control Lobby & Store Area For Equipment. 	GTD	16/08/1995
95/T2659/CA	<ul style="list-style-type: none"> Fell Robinia Tree 	GTD	06/09/1995
96/3978	<ul style="list-style-type: none"> Alterations And Extension To Existing Sports Centre To Provide A Coaching And Performance Development Centre To Include Replacement Of Existing Running Track With A New 4 Lane Training Track, An All Weather Pitch With Floodlighting And An A 	GTD	23/10/1997
97/0029	<ul style="list-style-type: none"> Refurbishment Of Front Facade. (new Cramps, Minor Stone Repairs Etc.) 	GTD	04/03/1997
97/0030	<ul style="list-style-type: none"> Removal Of Cementitious Render Stucco From The External Brick Work Walls To Reveal 'joints Jointed' Colourwashed Brickwork; Pointing Repairs Approx 85.; Reapplication Of Colour Wash; Alterations To Roof Eaves To Incorporate Ventilation 	GTD	04/03/1997
97/T6658	<ul style="list-style-type: none"> Sycamore - Fell Dead Or Dying Stems 	GTD	
97/1320	<ul style="list-style-type: none"> Alterations To Existing Toilet And Store Area To Provide Additional Toilet Facilities. 	GTD	15/08/1997
97/T7516	<ul style="list-style-type: none"> Tree No. T75 Sycamore - Prune Branches Overhanging 8 Clive Road 	REF	02/12/1997
98/T1470	<ul style="list-style-type: none"> T28 - Ailanthus Altissima - 30, Crown Reduction 	GTD	26/11/1998

Reference	Description	Category	Date
98/T1471	And Removal Of Damaged Limb Over Car Park • T35 - Platanus X Hispanica - Remove Lower Branches Overhanging Car Park	GTD	26/11/1998
98/T1472	• T40 - Platanus X Hispanica - Remove Lower Branches Overhanging Car Park	GTD	26/11/1998
98/T1473	• T41 - Quercus Robur - Remove Epicormic Growth And Small Laterals Overhanging Car Park	GTD	26/11/1998
98/2731	• Conversion Of Existing Rooms Used As Offices To Study Bedroom Use.	GTD	31/12/1998
98/2913	• Alterations To Gents Toilet To Office.	GTD	04/02/1999
99/2573	• Alterations To Window Opening In Block B.	GTD	23/12/1999
02/1792/DD02	• Details pursuant to condition 02/1792/FUL of planning permission 02/1792/FUL	NFA	12/08/2004
02/1792/DD03	• Details pursuant to conditions BD12U in part (surface treatment) and NS03U (trees) of planning permission 02/1792/FUL dated 14/11/2002.	GTD	12/08/2004
04/0293/DD01	• Details pursuant to condition BD05 (Materials) of planning permission 04/0293/FUL dated 13/07/2004.	GTD	13/09/2004
04/0339/DD01	• Details pursuant to condition BD12 in part (bricks) of planning permission 04/0399/FUL dated 29.04.2004	GTD	13/09/2004
02/1792/DD04	• Details pursuant to condition LB12A (archaeology) for planning permission 02/1792/FUL dated 14/11/2002.	GTD	06/09/2004
04/2745/FUL	• Erection of 16m lighting columns to running track approved under planning application 02/1792/FUL dated 14.11.2002.	GTD	14/10/2004
02/1792/DD05	• Details pursuant to condition BD12U (track barrier) of planning application 02/1792/FUL.	GTD	14/09/2004
04/0293/DD02	• Details pursuant to conditions U00697 (Protective fencing) and U00698 (Tree protection measures) of planning permission 04/0293/FUL dated 13/07/2004.	GTD	14/09/2004
04/0246/TPO	• T1 - Oak (Quercus robur) - Tidy damaged branch, reduce 2 x adjacent limbs at rear of summerhouse by 25% to balance.	GTD	16/09/2004
04/3166/LBC	• Internal works comprising Installation of a platform stair lift onto an existing staircase with strengthening to the underside of the staircase.	WDN	01/08/2005
04/3260/LBC	• Proposed widening of existing opening in block B and installation of counter; installation of double doors.	GTD	04/04/2005
04/0339/DD02	• Details pursuant to conditions BD12 in part (window frame finish and glazed insert panel) and PK06A (Cycle Parking) of planning permission 04/0399/FUL dated 29.04.2004	GTD	08/12/2004
04/0339/DD03	• Details pursuant to condition BD12 in part (external hard surfacing) of planning permission 04/0339/FUL dated 29.04.04.	WNA	25/01/2005
04/0339/DD04	• Details pursuant to condition LA09U (planting) of planning permission 04/0339/FUL dated 29.04.04	WNA	01/08/2005
04/0339/DD05	• Details pursuant to condition DV28 (External Illumination) and BD12 in part (part external hard surfacing) of planning permission 04/0339/FUL dated 29.04.04.	GTD	25/01/2005
05/0406/FUL	• Proposed new cafe building (including external seating area) to overlook the athletics track	GTD	31/05/2005
05/0805/FUL	• Erection Of A New Portacabin Type Physiotherapy Rooms Adjacent To The Existing Sports Hall 'R Block'.	REF	10/05/2005
05/0932/FUL	• Erection of tensile canopy within courtyard against the existing buildings. Erection of a glazed screen, lighting, heating and resurfacing of courtyard	GTD	23/05/2005

04/0339/DD06	hardstanding. • Details pursuant to BD12 in part (staircase roofs) of planning permission 04/0339/FUL dated 29.04.04.	GTD	17/05/2005
05/1492/LBC	• Proposed external landscape upgrade to include: 1. Chapel Courtyard upgrade: i) new bins, benches, lighting, cycle racks, shelters and bollards. ii) new planting scheme including pruning back of existing planting, iii) new paved area. 2. General campus areas: replacement of benches and bins. 3. General Campus area: external notice management system.	WNA	27/06/2005
05/1493/FUL	• Proposed external landscape upgrade to include: 1. Chapel Courtyard upgrade: i) new bins, benches, lighting, cycle racks, shelters and bollards. ii) new planting scheme, iii) new paved area. 2. General campus areas: replacement of benches and bins. 3. General Campus area: external notice management system.	GTD	27/06/2005
05/1708/FUL	• Erection Of A New Portacabin Type Physiotherapy Rooms Adjacent To The Existing Sports Hall 'R Block'.	GTD	28/07/2005
04/0339/DD07	• Details of materials pursuant to BD12 in part (roof tiles) of planning permission ref: 04/0339/FUL dated 29.04.04.	GTD	16/08/2005
05/2276/LBC	• Internal works - installation of a platform stair - lift onto an existing stair with strengthening to the underside of the staircase.	WDN	15/09/2005
05/2278/VOID	• Details pursuant to LA09U (screen planting) of planning permission 04/0339/FUL dated 29.04.04.	PCO	
04/0339/DD08	• Details pursuant to LA09U (screen planting) of planning permission 04/0339/FUL dated 29.04.04.	GTD	24/08/2005
04/0339/DD09	• Details pursuant to BD12 (Materials - Hard Surfacing) of planning permission ref: 04/0339/FUL dated 29.04.04.	GTD	05/10/2005
05/T0514/TPO	• T1 - Cedar (Cedrus spp.) - Crown thin by 20% Crown lift by 4 metres. Reduce laterally by 3-4 metres.	GTD	07/09/2005
05/2750/PS192	• Change Of Use From Care Taker's Flat To Offices.	GTD	21/10/2005
05/0406/DD01	• Details Pursuant To Condition LA07A (Tree Planting) And LA11A (Landscaping - Hard And Soft) Of Planning Permission 05/0406/FUL Dated 31.05.2005.	GTD	05/12/2005
06/T0043/TPO	• T1 - Sycamore (Acer pseudoplatanus) - Fell to ground level.	GTD	06/03/2006
06/0632/LBC	• Conversion Of Chapel Undercroft To An Internet Cafe With Raised Timber Floor Protecting The Original Flooring.	WDN	03/05/2006
06/0863/FUL	• Erection Of A New Hazardous Chemical Store.	PCO	
06/1368/LBC	• Conversion Of Chapel Undercroft To An Internet Cafe Involving External and Internal Alterations.	GTD	15/06/2006
05/1493/DD01	• Details Pursuant To Condition UO5207 (Paving Details) Of Planning Permission 05/1493/DD01 Dated 27.06.2005.	GTD	20/06/2006
06/1430/LBC	• Proposed installation of lighting and extension to Chapel steps.	GTD	22/06/2006
06/1432/FUL	• Proposal to install lighting and extend steps to Chapel.	GTD	22/06/2006
06/T0297/TPO	• T1 - Yew (Taxus baccata) - Remove,,T2 - Sycamore (Acer pseudoplatanus) - Prune back,,T3 (T5 on plan) - Various - Prune back to improve vistas.	PCO	
06/2073/FUL	• Erection Of A Single Storey Temporary Modular Building To Provide Teaching, Office And Storage Accommodation.	PCO	

06/2081/FUL

- Proposed Two Storey Extension To The Existing PCO College Refectory Consisting Of A Kitchen At Ground Floor Level And Catered Conferencing Facilities At First Floor Level.

Constraints:

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): ... PAP ...

Dated: 17/08/06

I agree the recommendation:

Team Leader/Development Control Manager

Dated: 28/08/06

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: AT01,
INFORMATIVES: 1L05A, 1H06C, 1L10A, 1L12, 1L16, 1L19
UDP POLICIES: ENV1, 9, BLT 2, 3, 4, 11, 15, 16, 12 CCE 8.
OTHER POLICIES:

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

CONDITIONS:	
INFORMATIVES:	

ADDITIONAL NOTES CONTINUED FROM ABOVE:

**St Mary's College
Waldegrave Road
Twickenham
06/2073/FUL**

Proposal: Erection of a single story temporary modular building to provide teaching office and storage accommodation.

Site, history and proposal:

The application site is an area with the grounds of St. Mary's College which comprises of teaching and residential buildings, playing field facilities. It is within a Conservation Area and there are three listed buildings and three BTM's on the site as well as a number of TPO's.

There is extensive planning history relating to this site, however, none are directly relevant to this application.

This application proposes to:

Erect a single storey temporary modular building to provide teaching, office and storage accommodation in connection with the college. The building will be 9m deep, 12m wide, 2.6m high with a flat roof.

Finished in cream coloured render, a felt roof and Upvc windows.

Public and other representations: None received

Professional comments: The main issues to consider for this application are the design and impact on surrounding area

Design and visual impact

The area of land where the building is to be constructed is currently occupied by a kitchen bin store enclosure. This will be removed along with some trees to make way for the modular building and the bottle store also on part of the site will be re-positioned. The northeast section of the courtyard will be landscaped with areas of paving to enable siting of the proposed unit. The modular building will be positioned in the northeast corner of the courtyard and the accommodation to be created in this new building is being relocated from elsewhere on the site where a temporary portacabin is being demolished (Which was the subject of application 03/3833).

The building cannot be said to be of a high standard of design or to be highly visually attractive, however it is a modular building that will only be temporary (for a period of three years), and given that the finish of the building will be appropriate and its location is suitable no objection is raised on design grounds.

Overall, the temporary erection of this building is not considered to harm the appearance of the immediate or wider surrounding area, ~~although~~ it will not be constructed on MOL+4 is not considered to harm the surrounding MOL land on the site. It can therefore be said to be in compliance with BLT11 of the UDP.

ENVI +

The setting and character of the listed buildings and BTM's on the site is not considered to be affected by this proposal due to its modest size and location within the courtyard. The proposal is therefore in compliance with BLT 2 and 4 of the UDP – First Review.

It is also noted that there will be ramped access and level access to this building.

Trees

This proposal involves the removal of seven small and medium size trees from the area where the new building will be located. These trees are visible from within the courtyard but are considered to be of low amenity value within the wider landscape and are therefore not worthy of retention. The Council's Arboricultural Manager raises no objection to the proposal.

Neighbour amenity

The new unit is to be positioned within a courtyard set well within the college site. Views of the modular building will not be possible from any public viewpoint and there are no private residential properties in close proximity to the location of the proposed building. There is therefore not considered to be a significant impact on the amenities currently enjoyed by the neighbouring residential properties. It is therefore in accordance with BLT 15 and 16 of the UDP – First Review.

Summary

The proposed erection of a temporary modular building on this part of the site would not detract from the character, appearance or setting of the listed buildings or BTM's on the site or the wider surrounding area.

I therefore recommend that permission be **granted** for a period of three years, subject to conditions.