

DRAFT REPORT/DELEGATED DECISION SHEET

1/2

Ref: 03/2789/FUL

~~PLANNING PERMISSION/LISTED BUILDING CONSENT~~
~~CONSERVATION AREA CONSENT~~

Contact: Mr A Dillon

Extn.: 4587

Ward:

App Rec'd: 05/09/2003

APPLICANT: ST MARYS COLLEGE
ST. MARYS UNIVERSITY COLLEGE
WALDEGRAVE ROAD
TWICKENHAM

AGENT: ASH DESIGN CONSULTANTS

Site: ST. MARYS UNIVERSITY COLLEGE, WALDEGRAVE ROAD
TWICKENHAM

Proposal: PROVISION OF DISPERSED REFUSE STORAGE COMPOUNDS IN 6
LOCATIONS ON CAMPUS WITH A CENTRAL COLLECTION POINT
ACCESSIBLE FROM CLIVE ROAD.

* EH may direct		Full Planning	
Decision by R.U.T.		Outline	
Listed Building Consent		Other	
C.A. Consent		Council	Committee
RECOMMENDATION:	APPROVE/ CONSENT	REFUSE	OTHER ENFORCEMENT/ COURT ACTION
Prepared by <i>Andrew M...</i>	Submitted for decision by		
Date: <i>30/10/03</i>	PLANNING AND TRNSPT COMMITTEE	PLANNING SUB-CTTEE	DELEGATED POWERS
TEAM LEADER	Agreed		
Date:	Date:	Date:	Date:
PPO	Agreed	Application dealt with under delegated authority by	
Date:		<i>John B...</i>	
		on: <i>31/10/03</i>	

Visit neighbouring property YES / NO DATE:

CONTINUED ...

THE FOLLOWING PROPERTIES WERE CONSULTED ON 17th September, 2003

The Occupier, 291 Waldegrave Road, Twickenham, TW1 4SU,
 The Occupier, 293 Waldegrave Road, Twickenham, TW1 4SU,
 The Occupier, Flat 1. 291 Waldegrave Road, Twickenham, TW1 4SU,
 The Occupier, Flat 2. 291 Waldegrave Road, Twickenham, TW1 4SU,
 The Occupier, Flat 3. 291 Waldegrave Road, Twickenham, TW1 4SU,
 The Occupier, Flat 4. 291 Waldegrave Road, Twickenham, TW1 4SU,
 The Occupier, Flat 5. 291 Waldegrave Road, Twickenham, TW1 4SU,
 The Occupier, 11 Waldegrave Park, Twickenham, TW1 4TL,
 The Occupier, 13 Waldegrave Park, Twickenham, TW1 4TL,
 The Occupier, 15 Waldegrave Park, Twickenham, TW1 4TL,
 The Occupier, 17 Waldegrave Park, Twickenham, TW1 4TL,
 The Occupier, 19 Waldegrave Park, Twickenham, TW1 4TL,
 The Occupier, 21 Waldegrave Park, Twickenham, TW1 4TL,
 The Occupier, 43 Waldegrave Park, Twickenham, TW1 4TJ,
 The Occupier, 43a Waldegrave Park, Twickenham, TW1 4TJ,
 The Occupier, 2 Clive Road, Twickenham, TW1 4SG,
 The Occupier, 4 Clive Road, Twickenham, TW1 4SG,
 The Occupier, 6 Clive Road, Twickenham, TW1 4SG,
 The Occupier, 8 Clive Road, Twickenham, TW1 4SG,
 The Occupier, 10 Clive Road, Twickenham, TW1 4SG,
 The Occupier, 12 Clive Road, Twickenham, TW1 4SG,
 The Occupier, 14 Clive Road, Twickenham, TW1 4SG,
 The Occupier, 16 Clive Road, Twickenham, TW1 4SG,
 The Occupier, 18 Clive Road, Twickenham, TW1 4SG,
 The Occupier, 20 Clive Road, Twickenham, TW1 4SG,
 The Occupier, 22 Clive Road, Twickenham, TW1 4SG,
 The Occupier, 24 Clive Road, Twickenham, TW1 4SG,
 The Occupier, 26 Clive Road, Twickenham, TW1 4SG,
 The Occupier, 28 Clive Road, Twickenham, TW1 4SG,
 The Occupier, 30 Clive Road, Twickenham, TW1 4SG,
 The Occupier, 32 Clive Road, Twickenham, TW1 4SG,
 The Occupier, 34 Clive Road, Twickenham, TW1 4SG,
 The Occupier, 68 Strawberry Vale, Twickenham, TW1 4SE,
 The Occupier, 70 Strawberry Vale, Twickenham, TW1 4SE,
 The Occupier, 72 Strawberry Vale, Twickenham, TW1 4SE,
 The Occupier, 74 Strawberry Vale, Twickenham, TW1 4SE,
 The Occupier, 76 Strawberry Vale, Twickenham, TW1 4SE,
 The Occupier, 1 Vale Close, Twickenham, TW1 4SF,
 The Occupier, 2 Vale Close, Twickenham, TW1 4SF,
 The Occupier, 3 Vale Close, Twickenham, TW1 4SF,
 The Occupier, 4 Vale Close, Twickenham, TW1 4SF,
 The Occupier, 5 Vale Close, Twickenham, TW1 4SF,
 The Occupier, 6 Vale Close, Twickenham, TW1 4SF,
 The Occupier, 7 Vale Close, Twickenham, TW1 4SF,
 The Occupier, 8 Vale Close, Twickenham, TW1 4SF,
 The Occupier, 9 Vale Close, Twickenham, TW1 4SF,
 The Occupier, 10 Vale Close, Twickenham, TW1 4SF,
 The Occupier, 11 Vale Close, Twickenham, TW1 4SF,
 The Occupier, 12 Vale Close, Twickenham, TW1 4SF,
 The Occupier, 13 Vale Close, Twickenham, TW1 4SF,
 The Occupier, 14 Vale Close, Twickenham, TW1 4SF,
 The Occupier, 15 Vale Close, Twickenham, TW1 4SF,
 The Occupier, 16 Vale Close, Twickenham, TW1 4SF,
 The Occupier, 17 Vale Close, Twickenham, TW1 4SF,
 The Occupier, 18 Vale Close, Twickenham, TW1 4SF,

31-35 (odd) Clive Rd 10/10

THE FOLLOWING PROPERTIES WERE CONSULTED AT APPEAL STAGE

STANDARD CONSULTATIONS WHERE APPLICABLE CAN BE SEEN AT THE END OF THIS REPORT

DEVELOPMENT PLAN POLICIES

UDP Adapted NOD - EWU 11, 19, 24, 8 TRN 22+23
1st Review. BCT 2, 3, 4, 11+16, EWU 10 12 TRN 24 Specify

Supplementary Planning Guidance _____
Conservation Area Study/Proposal _____
Conservation Area Description: Waldegrave Park, Teddington CA54

Conservation Area Number: []

Listed Building Grade: [I]

Conflict with Development Plan: _____

Building of Townscape Merit: _____ Tick

Tree Preservation Order No.: _____

Advertised: []

Site Notice: []

CAAG: []

Metropolitan Open Land: adjacent

Area of Mixed Use: _____

Key Shopping Frontage: _____ Tick

Secondary Shopping Frontage: _____ &

Archaeological Priority Zone: _____ Specify
Other

Historic Garden grade II

PRESENT USE (If vacant previous use if commercial give name)

College

DELEGATED REPORT

St Mary's College
Twickenham
03/2789/FUL

Site and Proposal

South - east
Site comprises of the St. Mary's college site including teaching and residential buildings and playing field facilities. Approximately $\frac{3}{4}$ of the site, is classified as Metropolitan Open Land. Two Grade I listed buildings are located to the north of the site. To the east of the site is Clive Road, which consists of mostly 2-storey detached and semi-detached residential properties. A gate provides potential access to the site from Clive Road, but residents and the college confirm that this is generally not in use.

The proposal is for the erection 6 dispersed bin stores at various points around the site together with a central waste collection point located at the end of Clive Road. The current bin store is located in the centre of the main college buildings, however the applicant states that the store is insufficient for current and future needs.

Relevant History

Application 03/0668/FUL for erection of a bin store consisting of 30 Euro sized bins, 2 skips, an electric vehicle parking bay and a compactor compound. Was refused due to concerns including the loss of Metropolitan Open Land, the impact on trees protected by a TPO and the proximity to residential properties.

Application 03/0963/FUL -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. - Refused due to design and unieghbourliness concerns. Issues concerning potential access from Clive Road considered at committee but not included as a reason for refusal/

Public and Other Representations

Adjoining occupiers consulted. 30 letters of objection received from neighbouring residential properties in Clive Road.

1. Access arrangements- cause noise/ disturbance traffic problems
2. smell and noise from refuse stores
3. visually obtrusive
4. Loss of trees protected by TPO's
5. Site Plan incorrect shows 35 Clive Road as under ownership college but sold earlier this year

Non Planning Matters were also raised.

($\frac{30}{34}$!)
excellent!

Tree Officer – Proposal would lead to the loss of several mature trees, which are subject to a TPO. The loss of these is unacceptable.

English Heritage- No comments

Urban Design- Recommend Refusal one store abuts Grade I listed building. Two adversely affect historic landscape surrounding listed building.

Professional Comments

The previous refusal on this site was for a central storage collecting point/ compactor on an area of Metropolitan Open Land, also containing TPO trees adjacent to 34 Clive Road. This was refused due to concerns relating to the Loss of MOL, TPO trees and the impact on neighbouring amenity. The current proposal does not affect any land designated as MOL, however other considerations still apply. Additionally the current proposal involves the erection of storage site in close proximity to the Grade I listed building to the north of the site. In my opinion the main considerations are the impact of the proposal on setting of the Grade I listed building; the proposals impact on trees; noise and disturbance to neighbouring residential properties and issues concerning access and parking.

Design- Impact on Listed Building

The proposed bin store to the north of the site is attached to Strawberry Hill a Grade I listed building. This would obstruct the appearance of a key frontage of this building, adjacent to an entrance to the college building off Waldegrave Road. Additionally the next two bin stores to the south obstruct views of the annexes to the listed building (listed also as attached) as well as views from the attractive landscaped areas to the north of the site, generally presenting a cluttered and visually unattractive appearance.

Loss of trees

~~Three of the proposed sites, backing onto properties on Clive Road, would directly lead to the loss of trees protected by TPO's another site, near to the tennis courts is in close proximity to TPO trees.~~ *T. Officer recommends refusal - most of the sites are close to trees + much more detail + consideration is required.*

~~The loss of these trees which contribute towards the setting of the area is considered unacceptable.~~ *Many trees on site are TPO'd.*

Impact on neighbours

The proposed siting of the central waste collection point is at the end of Clive Road. The proposed storage is located immediately adjacent to the nearest residential property at 35 Clive Road, which is wrongly shown as falling within the curtilage of the college. Although no details are provided regarding this central collection point I consider it likely to lead to multiple trips in any one day, to the detriment of local amenity.

Another smaller Type one store is shown to the rear of 6 Clive Road. However due to the smaller size of this unit and the distance from the residential property, I consider this unit acceptable in this regard.

Traffic and Parking

The proposal includes the removal of two car parking spaces, however this is unlikely to have a significant impact on parking problems in the area due to the ample car parking provision elsewhere on the site. The council's traffic engineer has confirmed that the proposed turning arrangement is adequate for a refuse vehicle.

Several residents have expressed concern that the proposal would lead to the Clive Road junction being opened to traffic. The college has indicated that refuse lorries would access the site from Clive Road rather than Waldegrave Road to the West of the site as is presently the case. In refusing an application for the erection of an enlarged campus building, which including a proposal to open up the access in Clive Road. Planning Committee did not include a transport reason for refusal. I do not consider that a refuse lorry accessing the site from Clive Road would be unacceptable to local amenity, as it is already required to service the houses on Clive Road. Opening up the gate would if anything improve the situation in this regard as any refuse lorry could turn around without the need to reverse along Clive Road.

A linked concern by some residents concerned whether students would also utilise this access causing additional noise, disturbance and parking problems, however as this is not directly related to the development and the college could open the access without the need for planning permission, I do not consider it supportable to refuse the application in this regard,

I therefore recommend **REFUSAL**

The detail drawing of the Clive Road compound suggests that bin lorries would not need to enter the site, but would load refuse at the end of Clive Road. This would not be different from current situation where bin lorries have to service Clive Road houses. It would, however, lead to a longer period of bin cluttering close to 34 + 35 Clive Road.

(Each element of the proposal is less than 100m² + the elements are well separated from each other - in view of this, delegated ~~off~~ decision by Senior Officer is appropriate)