

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE - 7th March 2017

Application 7

Application Number:	16/02861/FUL	Application Expiry Date:	11th January 2017
----------------------------	--------------	---------------------------------	-------------------

Application Type:	Full Application
--------------------------	------------------

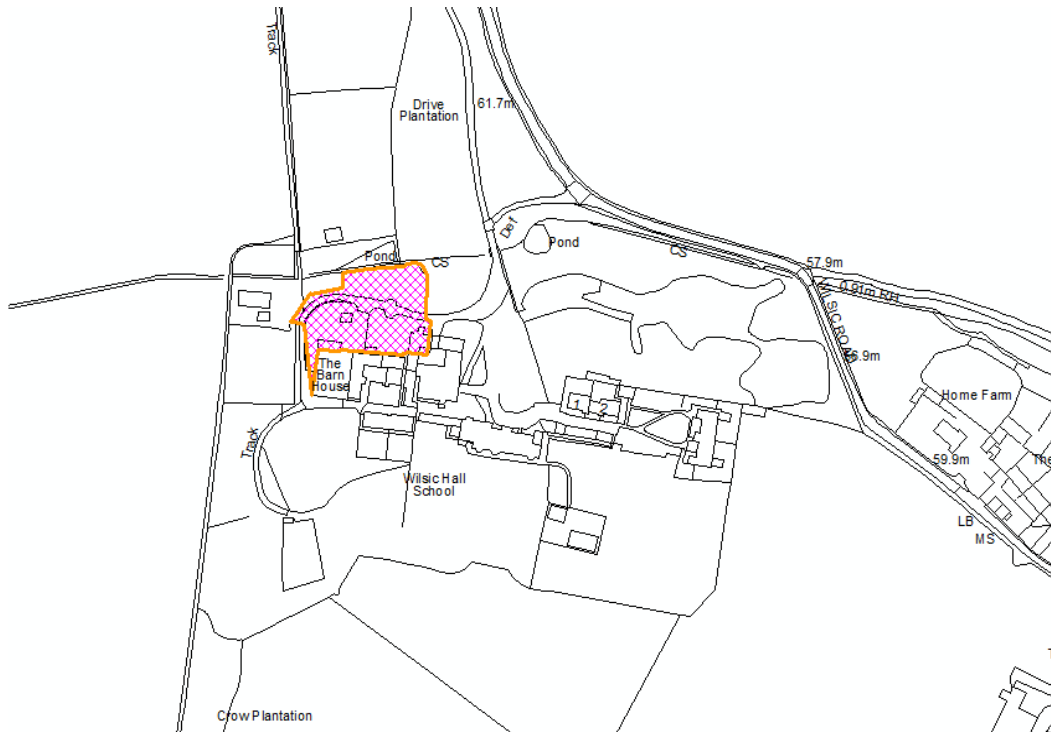
Proposal Description:	Erection of 4 new C2 units to provide student accommodation, with associated access, parking and amenity space, together with a change of use of Old Cottage from C3 to C2, to form ancillary staff facilities to support the new student units including partial demolition of the existing porch and erection of a new extension to form a reception.
------------------------------	---

At:	The Old Cottage Wilsic Road Wilsic Doncaster
------------	--

For:	The Hesley Group - Mr Glyn Turner
-------------	-----------------------------------

Third Party Reps:	0	Parish:	Stainton Parish Council
		Ward:	Tickhill And Wadworth

Author of Report	Garry Hildersley
MAIN RECOMMENDATION:	APPROVE



1.0 Reason for Report

1.1 This application is being presented to Planning Committee as it represents a departure from the Development Plan.

1.2 The Town and Country Planning (Consultation)(England) Direction 2009 gives the Secretary of State the opportunity to consider using the power to call in an application under section 77 of the Town and Country Planning Act 1990. The proposal falls outside the necessary thresholds and as such in the event that planning permission is granted will not need to be referred to the Secretary of State.

2.0 Proposal and Background

2.1 Planning permission is sought for the erection of 4 new residential units (use class C2) to provide student accommodation, with associated access, parking and amenity space, together with a change of use of Old Cottage from C3 (dwelling house) to C2 (residential institutions), to form ancillary staff facilities to support the new student units including partial demolition of the existing porch and erection of a new extension to form a reception.

2.2 The site is within the grounds of Wilsic Hall, a Grade II Listed Building within the Green Belt and a site of local/regional importance for nature conservation.

2.3 Wilsic hall school is a specialist residential school, offering flexible education and care for up to 52 weeks per year, for young people aged 11 to 19.

2.4 The planning application seeks permission for the following:

- The demolition of 2No. existing garages and 1No. external WC block.
- 4 no. new, single storey, 1 bed student residences plus plant room and outdoor space, to provide accommodation for students who attend Wilsic Hall and Hesley Village schools. The conversion and extension of an existing residential dwelling to provide ancillary accommodation to relocate existing office and reception staff, plus staff facilities for staff providing care for the 4 new units.
- The provision of a 12No. car parking spaces, to provide 3No. spaces per new unit, to provide parking for staff and visitors for the new units only.

2.5 The proposed single storey student accommodation has a building footprint of 257sqm and will provide 4 number 1 bed student houses and some ancillary plant and storage space.

2.6 Wilsic Hall School is set within its own 14-acre site and is located approximately 1 mile south of the village of Wadworth and five miles south of Doncaster. Its central location provides easy access by road, rail or air and connection to the A1(M) and M18 only 5 miles away in nearby Warmsworth.

2.7 Wilsic Hall is currently under the ownership of the Hesley Group and the building/wider site operate as a residential school facility for children with autism and other complex needs. The Hall itself is primarily used for offices with teaching and residential facilities intermingled. In recent years 3 no. Listed building applications have been granted consent, for internal alteration works to the main hall (application no. 07/03988/LBC &

12/00435/LBC) and for refurbishment of the original Oaks building (application no. 15/02988/FUL & 15/02989/LBC). The proposed site area located to the east of the main school hall. It is 2'700 sqm (0.27 Hectares) in area. The site is surrounded by trees and open land to the north and west and existing school and residential buildings to the east and south. Further beyond the sites boundary lies a mix of the schools gardens and farmland.

3.0 Relevant Planning History

3.1 There are numerous previous planning application related to this site some of which share the constraints of the current proposal. That said significant pre application discussion has been held with Doncaster's planning department in order to address the concerns previously raised.

03/6230/P - Erection of two storey 6 bedroom sheltered accommodation following demolition of existing store (19.5m x 9.0m overall) - Refused - 31.03.2005

REASONS:

The proposal to erect a two storey 6 bedroom structure following the demolition of an existing dilapidated portal framed structure would further extend the built form of the residential school into the Green Belt. This encroachment is considered detrimental to the visual amenity of the Green Belt and is therefore contrary to Policy ENV3 and ENV53 of the Doncaster Unitary Development Plan.

The proposal is considered to intensify the pedestrian movements of students and staff close to an existing residential property within the complex. This intensification is considered to detrimentally affect the amenities of the occupants of 'The Old Cottage' and is therefore contrary to Policy ENV3 of the Doncaster Unitary Development Plan.

05/02727/FUL - Erection of 3 No three bedroom single storey accommodation units on approximately 0.19 ha of land - Refused - 18.10.2005

REASONS:

The proposal is considered to intensify the pedestrian movements of students and staff close to an existing residential property within the complex. This intensification is considered to detrimentally affect the amenities of the occupants of 'The Old Cottage' and is therefore contrary to Doncaster Unitary Development Plan Policy ENV3.

The proposal to erect 3 No. three bedroom single storey accommodation units would further extend the built form of the residential school into the Green Belt. This encroachment is considered to be detrimental to the character of the Green Belt and will compromise the views from the adjacent footpath.

The development as proposed has no context with the historical surroundings of the site and would be seen within the setting of an important Grade 2 listed building, the proposal is therefore contrary to Doncaster Unitary Development Plan Policy ENV34.

The site for the proposed development forms part of a Site of Scientific Interest the impacts on which have not been assessed nor any compensatory measures been submitted as part of this application, the proposal is therefore contrary to Policy ENV41 of the Doncaster Unitary Development Plan.

05/02730/FUL - Erection of of 2 No 3 bedroom accommodation units on approximately 0.10ha of land - Granted - 22.11.2005.

06/01589/FUL - Erection of 3 No 3 bedroom two storey sheltered accommodation units on approx 6.43ha of land - Withdrawn - 16.08.2006.

07/02467/FUL - Retention of storage containers (7.0m x 5.0m) (being renewal of permission 06/01909/FUL granted on 14.09.06 for a temporary period. until 31.08.2007) - Application granted 24.09.2007.

12/00435/LBC - Listed Building Consent for internal and external alterations to school. Application granted 04.04.2012

14/02875/PREAPP - Proposed ISC Unit. Pre application closed.

15/02988/FUL - Installation of 3 windows to rear elevation, lower the existing external ground floor level to rear elevation, creating of new pathway with a retaining wall structure to form a self contained student apartment. Application granted 16.02.2016

15/02989/LBC - Listed Building Consent for the installation of 3 windows to rear elevation, alterations to roof, front elevation door and windows and internal alterations to form a self contained student apartment. Application granted 03.02.2016

4.0 Representations

4.1 The application has been advertised by means of site and press advertisement. There have been no representations received as a result.

5.0 Parish Council

No comments received

6.0 Relevant Consultations

Highways Development Control - No objections
DMBC Ecology - No objections subject to condition
Internal Drainage - No objections subject to condition
DMBC Conservation - No objections subject to conditions
DMBC Tree Officer - No objections subject to conditions
Public Rights of Way - No objections
National Grid - No objections
Severn Trent - No objection
Yorkshire Wildlife Trust - No objections
South Yorkshire Archaeological Service (SYAS) - No objections
DMBC Pollution Control - No objections subject to conditions

7.0 Relevant Policy and Strategic Context

National Planning Policy Framework

Section 1 - Building a strong competitive economy
Section 6 - Delivering a wide choice of high quality homes
Section 7 - Requiring good design
Section 9 - Protecting Green Belt Land
Section 11 - Conserving and enhancing the natural environment
Section 12 - Conserving and enhancing the historic environment

Doncaster Core Strategy

CS1 - Quality of life
CS3 - Countryside and Green Belt
CS14 - Design and sustainable construction
CS15 - Valuing our historic environment
CS16 - Valuing our natural environment

Doncaster Unitary Development Plan

ENV3 - Green Belt
ENV20 – Development within parks and gardens of local historic interest
ENV34 - Listed buildings
ENV41 - Sites of regional/local importance for nature conservation

8.0 Planning Issues and Discussion

Principle of Development

8.1 Planning permission is sought for the erection of a new single storey accommodation block adjacent to the existing Wilsic Hall School. The site is washed over by Green Belt as allocated by Doncaster's Unitary Development Plan maps. The principle consideration for members is therefore whether there are very special circumstances that would outweigh the harm to the Green Belt

The Effect on the Green Belt

8.2 Policy CS3 of Doncaster's Core Strategy and saved policy ENV3 set out the Councils approach to development in the Green Belt. Both Policies set out that new development will be restricted to agriculture, forestry, outdoor sport and recreation, cemeteries and other uses of land which preserve the openness of the Green Belt. It is clear that the proposal would not fall within any of the aforementioned uses and as such forms a departure from the development plan. The Local Planning Authority must determine whether there are any very special circumstances that outweigh this harm.

8.3 The National Planning Policy Framework sets out that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence and set out that the Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

8.4 The NPPF makes clear that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

8.5 The applicant has set out that The Hesley Group has been operating as a specialist provider of care to people with severe mental impairment since 1975 and has operated services to young people from Wilsic for over 20 years.

8.6 Wilsic is a successful special school, with separate residential accommodation. The young people are cared for within the whole complex, having a structured environment to move safely from one service to another without the need to go off site. This sustainable model has proven successful and is reflected by the outstanding score in the last OFSTED report.

8.7 Due to this success there has in turn been a high demand for these services, which isn't always available due to the numbers of residential beds available. Whilst there is still capacity within the school for growth in numbers, the school has reached a limit in the residential accommodation. Therefore, this development forms part of a strategy to sensitively increase the capacity, without affecting the nature and balance of the site and services. Furthermore, the reclamation of the area subject to the development, will enhance the overall aspect of the site and link this area to the school. The school is currently experiencing occupancy levels in the low 90%, which gives some flexibility for emergency referrals and decanting existing residents to vacant rooms for major refurbishment works, however it is felt that the proposed expansion would provide a long term strategic plan to accommodate residents.

8.8 The proposal has been designed to ensure that the new student units are set close to existing buildings already within the site, referencing the existing established building line of the stable block, Old Cottage itself and the existing tall rendered boundary wall that currently provides a hard edge to the site. The school have explored whether the building could have been extended in any other way to achieve the accommodation needed and have confirmed that they do not have an existing properties that fit the housing model they require in order to move forward forward with, which is a single storey front door 1-bed unit. All existing stock is shared entrance and some accommodation; over two floors. In addition to this the school has confirmed that the profile of the students has changed over the last five years, resulting in more challenging students and as such the proposed scheme has been designed to accommodate these changes.

8.9 It is acknowledged that no built form extends beyond the established boundary wall, with the proposed buildings being retained wholly within this existing boundary. The applicant contends that this would ensure that no buildings will encroach into the Green Belt beyond any built form that already exists. It also ensures that the proposals retain the existing characteristics already evident at Old Cottage and Wilsic Hall School.

8.10 The proposed new student units are low level and single storey in height. This has been done to reflect the height of the existing wall and its existing character. The proposed façade treatments are again reflective of materials that are evident in and around Old Cottage, ensuring that existing massing and visual principles are retained and the new units give the appearance of an ancillary outbuilding, subservient to Wilsic Hall School beyond.

8.11 The redevelopment of Old Cottage would ensure that the visual amenity of the adjacent listed hall is not harmed by the property and its associated amenity from potentially falling into disrepair in the future. The redevelopment of the site would also bring Wilsic Hall School and Old Cottage into one use.

8.12 Careful consideration has been given to ensure that that the proposed development would minimise the potential impact on the openness of the Green Belt by virtue of the proposal's design, form, scale and massing. The new residential unit has been sited in close proximity to the existing building and given its size and scale would be subservient to the existing built form. Moreover it is considered in this instance that very special circumstances have been demonstrated in order to allow the construction of a new residential accommodation block to cater for children with significant learning and educational difficulties.

Effect on the setting of the Listed building

8.13 The Old Cottage site consists of a 2 storey building forming the corner of and attached to the former stable block of the grade 2 listed Wilsic Hall together with its garden area. Until recently the building was in private residential use and separated from the hall although it and its grounds forms an intrinsic part of the halls setting and was for most of its time part of the estate. The proposal is to convert the dwelling and associated extensions to staff use associated with the hall as a residential school and to erect a block of residential units.

8.14 Wilsic Hall is a small country house originally dating from c1750 in roughcast render with stone slate roof and is listed Grade 2. The principal elevation of the building faces south away from the application site. Beyond the lawn there is a concealed ha-ha which is separately listed as grade 2. The historic extensions and ancillary buildings have been converted to the school use and these have been supplemented by ranges of modern buildings to the east and west of the hall.

8.15 The rear of the Hall is approached by a narrow road from Wilsic Road through the separately grade 2 listed entrance gateway and through a treed area to the hall. The rear elevation of the hall has significance as the principal elevation seen on accessing the building from the drive and the entrance is denoted by a single storey canted porch. Presently, a car park dominates the area in front of the hall rear elevation. To the right, a drive leads past the former stable block to the site and the building.

8.16 The building to be converted is historically significant as part of a group of service buildings which illustrates how a country hall would function. The former historic character though diminished is recognisable in the form of the buildings on entering the site and contributes to the setting of the listed hall. As part of the setting the 2 storey building and its adjacent buildings holds the view on entering the site.

8.17 The grounds of the hall and its landscape setting are considered to be of sufficient interest to be put forward for designation as a park and garden of local historic interest. The grounds make up the setting of Wilsic Hall and incorporate important garden features including the entrance gates, drive, ha-ha and woodlands.

8.18 The conservation aim for any development here would be to retain the presence and layout of the historic 2 storey buildings and stable block and that any subsequent additions are subsidiary and take on the character of ancillary buildings to the hall without detracting from the surrounding landscape character.

8.19 In principle the proposal is welcomed as it consolidates the site under one ownership and in one usage. The proposal has been subject to a number of pre-application discussions and the present proposals though slightly different reflect these in the conversion of the buildings. The massing and location of the new block is a more modest reflection of previous proposals.

Alterations to the existing building

8.20 The conversion of the building is welcomed. The works proposed seem to be a renovation of the existing buildings but does not include any replacement or alteration of windows or roof material to forms or materials more in keeping with the historic character of the site but refers to these features being 'made good'.

8.21 The works of interior alteration do not impact on the setting of the listed building or character of the historic park.

8.22 The main external alteration is the addition of a glazed reception area in the angle north of the stable block and the single storey projection and which replaces a small lean to porch. This is described as structural glass with a shallow 12 degree pitched roof.

New development

8.23 The location, orientation and linear form of the proposed new development are acceptable from a conservation perspective. This aligns at right angles to the stable block so will appear related to it and is connected by a high wall. The building forms one side of a long courtyard which is in keeping with the historic character of ancillary buildings on the site and this is further defined by the rendered walls which unites the development.

8.24 There is no issue with the external materials of render and timber boarded cladding or the form, colour and materials of the windows and doors as shown on the elevations. The roof is described as red pantile roof which is fine provided this is red clay tile or similar.

8.25 Given the location, there's no objection to the plant room and air source pumps or the bike stores.

Conservation - Green Character and Landscaping.

8.26 The conservation officer has commented that to be in keeping with the setting of the listed building and the character of the park and garden of local historic interest the new surrounding landscaping particularly outside the high rendered walls should have a rural character and not appear too manicured or engineered. Within the walls and in the internal courtyard this is less of an issue.

8.27 The boundary treatment for the various boundary elements is considered to be acceptable. The stone walls will read as a continuation of the existing walls on site and the boundary treatment in the external areas seem suitably low key.

8.28 There are 9 trees identified for removal to facilitate the development. I don't think these are critical to the historic character of the site although I would defer to the tree officer on their arboricultural value.

8.29 No objections have been raised by Doncaster Conservation Officer subject to suitably worded conditions.

Design, Scale and Massing

8.30 As previously set out the proposal is most easily described in three parts:

1. The construction of the new student accommodation;
2. Refurbishment and Extension to Existing Cottage and;
3. The construction of the new car park

New Student accommodation:

8.31 The new build, student accommodation has a simple rectangular floor plan, with the main living area to each unit being located off an entrance lobby at the front of the property, with a kitchen and bedroom overlooking a landscaped courtyard garden area and existing outbuildings. The proposed building measures 31m in length, 8.40m in width and 5.16m in height. The proposal is sited 11m from the existing building located to the south.

8.32 Although the proposal is located to the north of the existing cluster of buildings, it is located in close proximity to the existing buildings and given its form, scale and design would remain subservient to the overall massing of the building. As previously set out views into the site are restricted given the established vegetation and as such its impact on character of the wider area would be limited.

8.33 Shared plant space is located at one end of the property with a smaller service cupboard with external access located at the front of each unit. The service cupboard has external access to ensure services to each unit can be shut off if required, for the safety of students and staff. The main entrance to each unit is via a designated front door which will again be controlled by staff to ensure student safety. A copy of the plans can be seen within appendix 2.

Refurbishment and Extension to Existing Cottage

8.34 The proposed work to the existing cottage aims mainly to retain the existing buildings fabric and layout. Small elements of demolition and the introduction of some new stud walling in sympathetic locations are proposed as the aim of work to this building is to bring it back into use and support existing admin / ancillary functions across the site. A new, modern extension is proposed, of a design that highlights that it is both a new, modern addition to the existing rendered cottage as well as being the new school entrance and relocated reception area.

8.35 The ground floor of the development will be accessible to all and will be used by school staff, visitors to the site and accompanied students. The first floor will only be used by staff who work with the students who will live in the new build accommodation. It is considered that the minor alterations to the fabric of the building would not unduly affect the character of the area or detrimentally affect the openness of the Green Belt. A copy of the proposed plans can be seen within Appendix 3 of this report.

Impact on neighbouring properties

8.36 The nearest residential property to the proposed development would be situated 278m to the east of the site. As result of this distance it is not considered that the proposed development including alterations to the existing buildings would adversely affect neighbouring properties in terms of over shadowing, over dominance, loss of privacy or overlooking.

8.37 The proposed new accommodation would largely be screened from neighbouring properties by existing built development and vegetation and as such it is considered that the potential impact on neighbouring properties would be minimal.

Highways

8.38 An extensive car park is currently laid out in front of the school building. This being said the proposed car parking will form an area of land in front of the properties will be used to provide further parking for new staff and visitors to the students who will occupy the new build properties. The students themselves will not require parking as the challenges they have prevent them from being able to drive safely.

8.39 12 additional parking spaces are therefore proposed, based on 3 spaces per student. Each student needs 24 hours care, with direct support staff and a wider multi-disciplinary team meaning that more staff will be employed following the completion of the development. This level of parking also allows for visitor parking without any impact on the existing car park.

8.40 Further cycle storage facilities will be provided for staff, visitors and the students themselves, to supplement the required parking provision and encourage the use of sustainable transport.

8.41 Initial consultation advice received from the Councils Highways Development Control team raised concerns with regard to the size of the parking spaces, the width of the gated access and manoeuvrability within the site. Amended plans have been received during the course of the application to deal with these matters.

8.42 The Councils highways development control team have been consulted and have raised no objections to the proposal based upon the amended information.

Trees and Landscaping

8.43 It is noted that there are a number of trees within the site potentially affected by the proposed development. As a result the application has been accompanied by a tree survey which has been fully assessed by Doncaster's arboriculturalist.

8.44 The wider site of Wilsic Hall contains numerous protected trees (being subject to the Doncaster Borough Council Tree Preservation Order (No.213) 1998 Wilsic Hall). Whilst there are no protected trees within the application site boundary it does abut the south western corner of woodland W1 of the above order. Any adverse impact on protected trees is a material consideration in the determination of this application.

8.45 The proposed development will result in the direct loss of nine trees; eight of which are assigned to BS5837 retention category C and one, the walnut T1, to retention category B. Section 8.5 Incorporating Trees Into Development (Assessing Trees for Retention) of the Development Guidance and Requirements SPD states that trees of moderate quality and value (i.e. BS5837 retention category B) should normally be retained. Whilst the tree merits its category B status its retention would sterilise the site and it is considered not to be of sufficient quality or value to outweigh the proposed development.

8.46 Section 8.5 of the SPD goes on to state that where approval is given for the removal of trees identified as being of high or moderate quality, substantial replacement planting will be required in line with table 5. Currently, no replacement tree planting is proposed in the landscape scheme. Based on the stem diameter of T1 given in the Arboricultural Method Statement (590mm diameter), five replacement trees at heavy standard size (as defined by British Standard 3936: Part 1: 1992 Specification for Trees and Shrubs) are required, but this number could be reduced proportionally if semi-mature nursery stock is specified.

8.47 The proposed access drive and car parking will result in encroachment into the root protection areas (RPAs; as calculated in accordance with section 4.6 of BS5837) of trees T10, T11 (both assigned to retention category B) and T17 (retention category C). The default position of BS5837 is that structures (defined by the Standard as any manufactured object, such as a building, carriageway, path, wall, service run, and built or excavated earthwork) should be located outside the RPAs of trees to be retained. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to the tree(s).

8.48 In this case, a no-dig method of construction is recommended in section 4.2 Construction of Hard Surfaces of the Arboricultural Method Statement to mitigate adverse impact on the future health or condition of the trees. The locations and construction of tree protection barriers are also specified in the report.

8.49 Whilst no objections have been raised in principle to the proposed development, conditions have been suggested which require landscaping information, no dig construction and tree protection.

Ecology

8.50 Doncaster's Ecologist is satisfied that there are no risks to potentially roosting bats in the Old Cottage as the applicant has assured the Council that works will be restricted to areas away from potential roost sites.

8.51 As a result, no objections have been raised subject to the inclusion of a condition relating to a biodiversity enhancement master plan (condition 7).

Drainage and Flooding

8.52 The application site lies within Flood Risk Zone 1 as defined by the Environment Agency's flooding maps. This is considered to be an area at the lowest possible risk of flooding. With this in mind there is no requirement for a Flood Risk Assessment (FRA) or to consult with the Environment Agency on flooding matters.

8.53 During the course of the application, Doncaster's Internal Drainage board and Severn Trent have been consulted and raised no objections to the proposal subject to suitably worded conditions and informatives.

9.0 Summary and Conclusion

9.1 In balancing the application careful consideration has been given to the impact of the development on the openness and character of the Green Belt. Weighed against this harm is the applicants requirement to provide additional specialist care. Careful consideration has been given to the design of the new accommodation building, the construction of a car park extension as well as the alterations to the existing buildings in order to fulfil the necessary functions of the school. The subservient nature of the proposal together with its siting in close proximity to existing buildings would limit the harm to openness. The alterations to the existing building are welcomed and it is considered that the proposal would not adversely affect the setting of the listed building (Wilsic Hall). No objections have been raised by relevant consultees and no objections have been raised by neighbouring residential properties. Whilst the proposal represents a departure from the development plan, it is considered that the planning benefits in this case outweigh the planning harm and the application is recommended for approval subject to suitably worded conditions.

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

10.0 RECOMMENDATION

To Grant planning permission subject to the following conditions.

01. STAT1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
REASON
Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.
02. ACC1 The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans and specifications.
REASON
To ensure that the development is carried out in accordance with the application as approved.
03. U50569 The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows

Proposed Site Plan - Drawing number A10-SP-02 Amended
15.12.2016

Student Accommodation - Proposed Floor Plans - Drawing number
A20-FP-01 - Amended 15.12.2016

Student Accommodation - Elevations and Section Proposed - Drawing
number A30-EL-001 Amended 15.12.2016

Cottage Refurbishment - Proposed Elevations - Drawing number A30-
EL-015 Amended 15.12.2016

Cottage Refurbishment - Existing and Proposed Floor Plans - Drawing
number A20-FP-010 - Amended 15.12.2016

Boundary Treatment Strategy - Drawing number A10-SP-05
Amended Plan 15.12.2016

Proposed hard and soft Landscaping - Drawing number A10-SP-04
Amended plan 15.12.2016

Amended Lighting Scheme - Drawing number 2016-026/SK/01 Rev C

REASON

To ensure that the development is carried out in accordance with the
application as approved.

04. U50570

The scheme of protection for all retained trees shall be implemented
in full accordance with the approved Arboricultural Method Statement
To BS 5837:2012 at Wilsic Hall School (Reference: AWA1585) and
the local planning authority notified of implementation to approve the
setting out of the tree protection scheme before any equipment,
machinery or materials have been brought on to site for the purposes
of the development. Thereafter tree protection practices shall be
implemented and monitored in full accordance with the approved
scheme until all equipment, machinery and surplus materials have
been removed from the site, unless the local planning authority gives
its written approval to any variation. Nothing shall be stored or placed
in any area fenced in accordance with this condition and the ground
levels within those areas shall not be altered, nor shall any excavation
be made, without the written consent of the local planning authority.

REASON:

To ensure that all trees are protected from damage during
construction in accordance with saved UDP policies ENV21 and
ENV59

05. U50571

The development hereby granted shall not be commenced nor
materials or machinery brought onto the site until a detailed
specification for the construction and installation of the hard surface
within the area identified as "exposed RPA supervised hand-dig" on
the Tree Protection Plan (ref: AWA1585; Appendix 4) utilising a no-dig
installation method and a professionally recognised 3-dimensional
load-bearing construction technique has been submitted to and
approved in writing by the Local Planning Authority. Thereafter,
installation of the hard surface shall be implemented in full accordance
with the approved scheme before the new access or parking is used
by any vehicle.

REASON:

To ensure that all trees are protected from damage during
construction in accordance with saved UDP policies ENV21 and
ENV59

06. U50572 No development shall take place on the site until a detailed landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a soft landscape plan that provides replacement tree planting in accordance with table 5 of the Council's Development Guidance and Requirements Supplementary Planning Document; a schedule providing details of the species, nursery stock specification in accordance with British Standard 3936: 1992 Nursery Stock Part One and planting distances of trees and shrubs; a specification of planting and staking/guying; a timescale of implementation; and details of aftercare for a minimum of 5 years following practical completion of the landscape works. Thereafter the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified in writing within 7 working days to approve practical completion. Any part of the scheme which fails to achieve independence in the landscape or is damaged or removed within five years of planting shall be replaced during the next available planting season in full accordance with the approved scheme, unless the local planning authority gives its written approval to any variation.

REASON:
In the interests of environmental quality and core strategy policy CS16: Valuing our natural environment

07. U50573 Within two months of approval a Biodiversity Enhancement Master Plan shall be submitted and approved in writing by the LPA and the development carried out in complete accordance with the approved details. The content of the Plan shall include;

- Identification of the mitigation and/or compensation areas within the development site.
- Measures to protect and enhance the Local Wildlife Site, Wilsic Hall in accordance with baseline habitat surveys and LBAP priorities.
- Provision of roosting and nesting opportunities in woodland and new buildings

REASON:
To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy 16

08. DA01 The development hereby granted shall not be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain the site have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be operating to the satisfaction of the Local Planning Authority prior to the occupation of the development.

REASON
To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.

09. CON1

No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being accepted and approved by the Local Planning Authority (LPA), unless otherwise approved in writing with the LPA.

a) The Phase I desktop study, site walkover and initial assessment must be submitted to the LPA for approval. Potential risks to human health, property (existing or proposed) including buildings, livestock, pets, crops, woodland, service lines and pipes, adjoining ground, groundwater, surface water, ecological systems, archaeological sites and ancient monuments must be considered. The Phase 1 shall include a full site history, details of a site walkover and initial risk assessment. The Phase 1 shall propose further Phase 2 site investigation and risk assessment works, if appropriate, based on the relevant information discovered during the initial Phase 1 assessment.

b) The Phase 2 site investigation and risk assessment, if appropriate, must be approved by the LPA prior to investigations commencing on site. The Phase 2 investigation shall include relevant soil, soil gas, surface and groundwater sampling and shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology and current best practice. All the investigative works and sampling on site, together with the results of analysis, and risk assessment to any receptors shall be submitted to the LPA for approval.

c) If as a consequence of the Phase 2 Site investigation a Phase 3 remediation report is required, then this shall be approved by the LPA prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters, the site must not qualify as contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the intended use of the land after remediation.

d) The approved Phase 3 remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. The LPA must be given two weeks written notification of commencement of the remediation scheme works. If during the works, contamination is encountered which has not previously been identified, then all associated works shall cease until the additional contamination is fully assessed and an appropriate remediation scheme approved by the LPA.

e) Upon completion of the Phase 3 works, a Phase 4 verification report shall be submitted to and approved by the LPA. The verification report shall include details of the remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste

materials have been removed from the site. The site shall not be brought into use until such time as all verification data has been approved by the LPA.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework. This is required prior to commencement to ensure that the necessary mitigation measures can be put in place should any contamination be found.

10. CON2 Should any unexpected significant contamination be encountered during development, all associated works shall cease and the Local Planning Authority (LPA) be notified in writing immediately. A Phase 3 remediation and Phase 4 verification report shall be submitted to the LPA for approval. The associated works shall not re-commence until the reports have been approved by the LPA.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.

11. CON3 Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filing and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.

12. U50659 The materials to be used in the construction of the new student accommodation hereby approved shall be in accordance with the materials described in the elevation and materials schedule of drawing A30-EL-001 RevG. Unless otherwise agreed to in writing by the local planning authority, the roof of the new building shall be constructed of red clay tile pantile.

REASON

To preserve the setting of a listed building in accordance with saved UDP policy ENV34

13. U50661 The materials, design, and finish of the windows and doors to be used in the construction of the new student accommodation hereby approved shall be in accordance with the materials, design and finish described in the elevations and materials schedule of drawing A30-EL-001 RevG.

REASON

To preserve the setting of a listed building in accordance with saved UDP policy ENV34

14. U50662 The rooflights to the new student accommodation shall be dark grey/black framed low profile rooflights as described in drawing A30-EL-001 RevG. Prior to the implementation of the relevant site works details of the final location and of the size and design of the new rooflights shall be submitted to and agreed in writing by the local planning authority.
REASON
To preserve the setting of a listed building in accordance with saved UDP policy ENV34
15. U50663 Where any doors or windows on the cottage building are to be replaced details of their design, materials and finish shall be submitted to and shall be submitted to and agreed in writing by the local planning authority.
REASON
To preserve the setting of a listed building in accordance with saved UDP policy ENV34
16. U50664 Prior to the implementation of the relevant site works details of the design and glazing of the new foyer structure shall be submitted to and agreed in writing by the local planning authority. Such details shall include details of the profile of the wall and roof glass including details of the glazing joint, details of the extent of any manifestation required on the glass, details of the means of securing to the existing building, and of any dwarf walls if required.
REASON
To preserve the setting of a listed building in accordance with saved UDP policy ENV34
17. U50665 Unless otherwise agreed by the local planning authority the height, location and design of the boundary treatments approved as part of the new development shall be in accordance with drawing A10-SP-05 RevB. Prior to the implementation of the relevant site works details of the design and materials of the coping to the boundary walls shall be submitted to and agreed in writing by the local planning authority.
REASON
To preserve the setting of a listed building in accordance with saved UDP policy ENV34
18. U50666 Unless otherwise agreed by the local planning authority the hard landscaping surrounding the new development including the details of the materials to be used for the hard surfaces shall be in accordance with the hard and soft landscaping scheme in drawing A10-SP-04 RevB.
REASON
To preserve the setting of a listed building in accordance with saved UDP policy ENV34

19. U50667 Prior to the implementation of the relevant site works details of the design, height and materials of the new bollards shown in front of the foyer in drawing A10-SP-04 RevB shall be submitted to and agreed in writing by the local planning authority.

REASON

To preserve the setting of a listed building in accordance with saved UDP policy ENV34

20. U50668 Unless otherwise agreed by the local planning authority the location and design of the lighting units shall be in accordance with drawing 2016-026/SK/01 RevC.

REASON

To preserve the setting of a listed building in accordance with saved UDP policy ENV34

01. IQ171 INFORMATIVE

The developer shall consider incorporating all possible sustainability features into the design of the proposed development.

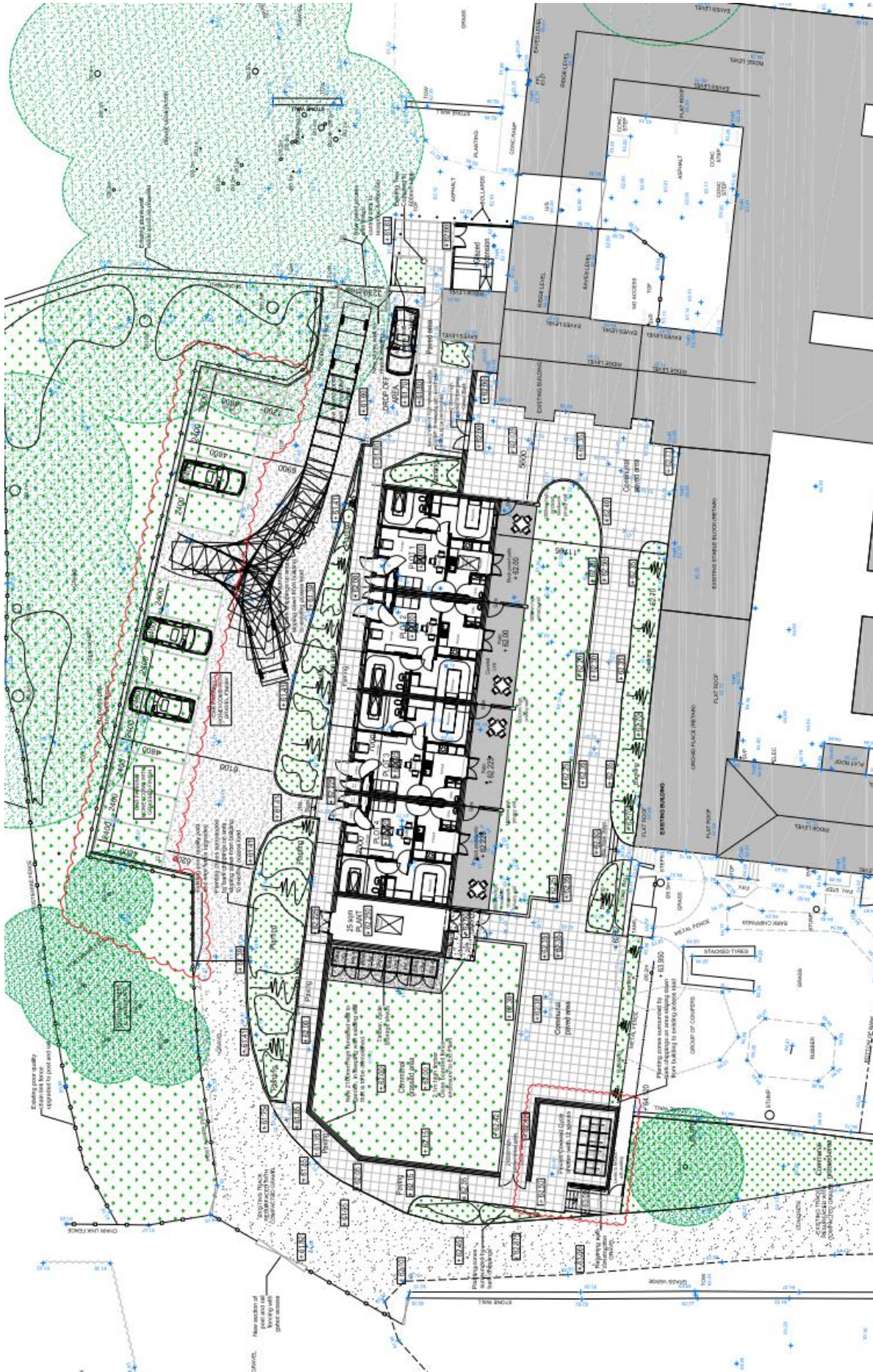
02. U10993 INFORMATIVE

Condition 06 refers to independence in the landscape, which is defined in British Standard 8545:2014 Trees: from nursery to independence in the landscape - Recommendations as the point at which a newly planted tree is no longer reliant on excessive or abnormal management intervention in order to grow and flourish with realistic prospects of achieving its full potential to contribute to the landscape.

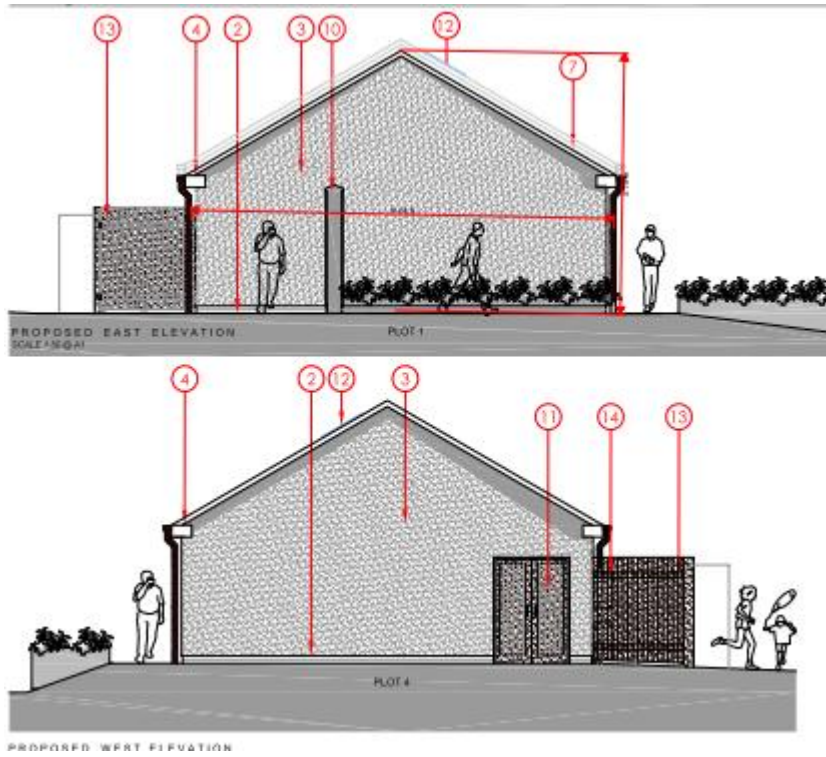
03. U10995 INFORMATIVE

Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under, The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.

Appendix 1 – Proposed Site Layout



Appendix 2 - New Student Accommodation



Existing



ELEVATION - C

Proposed



- C