

3/14/0411/FP –Redevelopment to provide a new college building, car parking, associated access and landscaping, including demolition of existing buildings at Hertford Regional College, Scotts Road, Ware, Herts, SG12 9JQ for Hertford Regional College

Date of Receipt: 04.03.2014

Type: Full – Major

Parish: WARE

Ward: WARE – CHADWELL

RECOMMENDATION:

That planning permission be **GRANTED** subject to the following conditions:

1. Three Year Time Limit (1T12)
2. Approved plans (2E10) (MMD-325760-L-DR-00-XX-0006 P1, 700B, 702A, 11-106 (01) 001 PL1, 11-106 (01) 002 PL1, 11-106 (08) 03 PL0, 11-106 G07-001 PL1, 11-106 G07-002 PL1, 11-106 G07-003 PL1, 11-106 G07-004 PL1, 11-106 G08-001 PL1, 11-106 G08-002 PL1, 11-106 G09-001 PL, 11-106 (G25) 001 PL1.
3. Prior to the commencement of works above ground level (excluding demolition) or at an alternative time to be agreed in writing by the Local Planning Authority, details of the external materials of construction for the buildings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be implemented in accordance with the approved materials.

Reason: In the interests of the appearance of the development, and in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.

4. Prior to the first occupation of the new building hereby approved, details of all boundary walls, fences or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority and thereafter shall be erected and retained in accordance with the approved details.

Reason: In the interests of privacy and good design, in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.

5. No development or groundworks (except demolition) shall take place until the applicant has secured the implementation of a programme of archaeological work, for that part of the site, in accordance with a written scheme of investigation which has been submitted to and

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approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme, and this condition will only be discharged when the required archaeological reports are submitted to and approved in writing by the Local Planning Authority.

Reason: To secure the protection of and proper provision for any archaeological remains in accordance with policies BH2 and BH3 of the East Herts Local Plan Second Review April 2007.

6. Prior to the first occupation of the new college building, all accesses and junction arrangements shall be completed in accordance with the approved in principle drawing number MMD-325760-L-DR-00-XX-0006, unless otherwise agreed in writing, and constructed to the Local Planning Authority's satisfaction.

Reason: To ensure the provision of accesses appropriate for the development in the interests of highway safety and convenience.

7. Prior to the first occupation of the new college building hereby permitted, the existing vehicular access onto Walton Road, where not incorporated into the new access, shall be permanently closed and the kerbs and footway/verge reinstated to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety and amenity.

8. Concurrent with the construction of each access to this site (listed below) and unless otherwise agreed in writing by the local planning authority, visibility splays of 2.4 metres X 43 metres shall be provided in both directions. These splays shall be permanently maintained, within which there shall be no obstruction to visibility between 600mm and 2 m above the carriageway level: i) At the amended access to the site from Walton Road. ii) At both access points to/from the proposed layby arrangement onto Walton Road.

Reason: To provide adequate visibility for drivers entering or leaving the site in the interests of highway safety.

9. Before the new and amended accesses are each first brought into use by the new development, triangular vision splays shall be provided on each side of the new accesses and shall measure 2.0m along the fence, wall, hedge or other means of definition of the front boundary of the site, and 2.0m measured into the site at right angles to the same line along the side of the new access drive. The vision splays so

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described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

Reason: To provide adequate visibility for and of drivers entering or leaving the site in the interests of pedestrian safety.

10. Prior to the first occupation of the new college building, all on-site vehicular areas, including (but not limited to) internal access roads, forecourts and external parking spaces, shall be accessible, surfaced and fully completed in accordance with drawing number MMD-325760-L-DR-00-XX-0006 (or any subsequent amended plan agreed in writing by the local planning authority) and shall be carried out in a manner to the Local Planning Authority's approval. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: So as to ensure satisfactory parking of vehicles outside highway limits and to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

11. Prior to the commencement of development (including demolition) for the new college buildings, a 'Construction Traffic Management Plan' shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The 'Construction Traffic Management Plan' shall identify details of: phasing for the development of the site, including all highway works; methods for accessing the site, including construction vehicle numbers and routing; location and details of wheel washing facilities; associated parking areas and storage of materials clear of the public highway.

Reason: In the interests of highway safety.

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12. Prior to the commencement of the development (including demolition) for the new college buildings a 'Parking Management Plan' shall be submitted to and approved in writing by the Local Planning Authority. This plan shall provide details of parking that will be available for users of the college during the construction work. Thereafter the construction of the development shall only be carried out in accordance with the approved plan.

Reason: To ensure that adequate off-road parking provision is available to meet the continuing needs of the College in the interests of highway safety.

13. Construction hours of working - plant and machinery (6N07)
14. The existing and proposed ground levels, slab levels and ridge height levels shall accord with the details shown on Drawing numbers 11-106 (G11) 0021 PL1, MMD-325760-L-DR-00-XX-0004 P5 and MMD-325760-L-DR-00-XX-0005 P5 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is properly related to the levels of adjoining development in the interests of neighbour amenity and good design in accordance with Policy ENV1 of the East Herts Local Plan Second Review April 2007.

15. Retention of parking space (3V20)
16. Prior to the occupation of the college development, full details of both hard and soft landscape proposals for this part of the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate: (a) Planting plans (b) Written specifications (including cultivation and other operations associated with plant and grass establishment) (c) Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate (d) Implementation timetables. Thereafter the development shall proceed in accordance with the approved details.

Reason: To ensure the provision of amenity afforded by appropriate landscape design, in accordance with policies ENV1, ENV2 and ENV11 of the East Herts Local Plan Second Review April 2007.

17. Landscape works implementation (4P13)
18. Tree/hedge retention and protection (4P05)

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19. Details of any external lighting proposed in connection with the development shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development, and no external lighting shall be provided without such written consent. The development shall then be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area, and in accordance with policy ENV23 of the East Herts Local Plan Second Review April 2007.

20. No development (except demolition) shall commence on site until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site are submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:
 - all previous uses:
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) and any further site investigation works required on site post demolition, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of these site investigations and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

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Reason: The site is partially located in Source Protection Zone 1, which delineates an area of high groundwater sensitivity around a public drinking water supply borehole, where contaminants could reach the borehole within 50 days. This condition is required to protect groundwater quality in the underlying principal aquifer that supports these drinking water supplies in accordance with policy ENV20 of the East Herts local Plan Second Review April 2007 and national policy in the NPPF.

21. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To prevent the contamination of groundwater in accordance with policies ENV20 (Groundwater Protection) and ENV21 (Surface Water Drainage) of the East Herts local Plan Second Review April 2007 and national policy in the NPPF.

22. Green Travel Plans (3V27)

Directives:

1. Groundwater protection zone (28GP) (Musley Lane pumping station)
2. BATS (32BA)
3. Unsuspected contamination (33UC)
4. Asbestos (34AS)
5. This planning permission gives no entitlement to affect the public right of way that is adjacent to south east boundary of the application site which should remain undisturbed and unobstructed at all times.

Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan (Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the 'saved' policies of the East Herts Local Plan Second Review April 2007) the National Planning Policy Framework and in accordance with the Town and Country Planning (Development

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Management Procedure) (England) Order 2012 (as amended). The balance of the considerations having regard to those policies and the planning application determined under LPA reference 3/13/1762/FP is that permission should be granted.

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1.0 Background:

- 1.1 The application site is shown on the attached OS Map. It is located within the southern part of Ware, within the built up area of the town and is mostly outside of the Conservation Area. The boundary of the Conservation Area lies directly north of the site.
- 1.2 Outside the site, but within the College's ownership to the north east, is the Grade II* Listed Amwell House. Within the application site is the Grade II Listed Summer House and outside the site, but close by to the south west, is the Grade 1 Listed Scotts Grotto, all of which previously formed part of the former gardens of Amwell House.
- 1.3 The existing College buildings front onto Hertford Road which itself adjoins the New River to the north with the railway line beyond this. The existing vehicular access into the College is off Scotts Road to the west and the existing exit from the site leads into Walton Road to the east.
- 1.4 Walton Road to the east comprises a mix of detached and terraced dwellings which front onto the street.
- 1.5 The application site is currently occupied by the Hertford Regional College, an education facility for students over the age of 16. The College benefits from both the application site in Ware and a second campus in the neighbouring borough of Broxbourne.
- 1.6 During 2012/13 the Ware campus employed 216 members of staff and 1012 students attended the College. The College provides vocational, professional and academic qualifications at levels including Basic Skills, NVQ, work based learning and higher education. The Planning Statement submitted with the application explains that the College works with up to 400 local employers in the region and assists with placing hundreds of unemployed people into work each year.
- 1.7 In 2006 planning permission was granted for the redevelopment of the College. However, the previously approved proposals were only partially implemented due to the withdrawal of Government funding.

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Many of the buildings that remain on site were constructed in the 1960/70s. The College states that these existing buildings are in poor physical condition and have poor access for the disabled, poor acoustic separation, unsatisfactory heating, lighting, ventilation, and they suffer from over heating and glare in the summer and do not comply with current standards in terms of fire separation and means of escape.

- 1.8 The College now proposes Phase 2 of the redevelopment of their education facilities within the site and has recently secured a £3.5 million Government grant towards the project. This funding is dependent upon the new College building being open by September 2015.
- 1.9 The redevelopment of the existing College site proposes the erection of a 3 storey teaching block located centrally within the site to the rear of Amwell House. A landscaped courtyard is thereby created between Amwell House and the new teaching block. A car park is proposed to the south east part of the site adjacent to Walton Road, this together with other existing areas of parking would provide 177 car parking spaces within the College.
- 1.10 Members will recall that planning permission was recently refused for the redevelopment of the College site and an enabling development to provide 50 new dwellings within the western part of the College. This western part of the College, which adjoins Scotts Road and Hertford Road, does not form part of the current application site. Whilst the plans submitted show this area as a 'potential residential development area', no residential development is proposed within this area in respect of the current application.
- 1.11 The current proposal for the new College building is essentially the same as the previous proposal for this part of the site that was considered under LPA reference 3/13/1762/FP, albeit some minor changes have been made in respect of the proposed fenestration where some reductions have been made to the extent of glazing that is proposed.

2.0 Site History:

- 2.1 The relevant planning history for the site is as follows:-
- 2.2 Planning permission was refused, in February 2014, for the redevelopment of the College site to provide a new College building together with an enabling development of 50 new dwellings (lpa reference 3/13/1762/FP). The reasons for refusal given for this

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proposal related to the height, scale, bulk and design of the proposed apartment block, insufficient parking for the residential element of the scheme and an insufficient contribution towards affordable housing.

- 2.3 Planning permission was granted in 2006, under Ipa reference 3/06/1175/FP for the redevelopment of the site comprising the demolition of 11 buildings and construction of 3 new linked buildings together with associated car and cycle parking, footpaths and landscaping. This permission has been partially implemented.
- 2.4 The site has been subject to a number of previous applications for new College buildings within the site and minor extensions and alterations to the existing buildings, however the above permission granted in 2006 is considered to be the only recent application that is relevant to the current proposal.

3.0 Consultation Responses:

- 3.1 Natural England has no objection to the proposal and comment that it would be unlikely to affect nature conservation sites and that the development may provide opportunities to incorporate landscape and biodiversity enhancements.
- 3.2 English Heritage do not wish to offer any comments and state that the application should be determined in accordance with the national and local policy and specialist conservation advice.
- 3.3 The County Council Minerals and Waste Team has commented that site waste should be re-used where possible.
- 3.4 Affinity Water have advised that the site is located within the groundwater Source Protection Zone of Musley Lane pumping station and that construction works should be carried out in accordance with the relevant British Standards and Best Management Practices.
- 3.5 Environmental Health has recommended conditions in respect of construction hours of working, contamination, piling works and air quality.
- 3.6 The Conservation Officer recommends approval of the proposal. They comment that the new college building is considered to be acceptable, it reflects the design of Phase 1 and poses little or no harm to the visual character or the immediate setting of Amwell House, a Grade 2* listed building and would enhance the immediate and wider Conservation Area.

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- 3.7 The Environment Agency have recommended conditions to require the submission of land contamination studies and remediation strategies, a requirement for no infiltration of surface water drainage into the ground to take place and for any previously unidentified contamination to be brought to the attention of the Planning Authority.
- 3.8 The County Historic Environment Unit has commented that the proposal is likely to have an impact on heritage assets of archaeological interest and therefore a condition should be imposed to require a programme of archeological work to be agreed and implemented.
- 3.9 County Highways do not wish to restrict the grant of permission subject to conditions. Their comments can be summarised as follows:

Access

The plans do not show what is now proposed for the Scotts Road access into the site which currently forms an 'in-only' entrance.

The existing 'exit-only' access onto Walton Road is to become the new main entrance to the College allowing two way traffic in and out. The plans submitted in respect of this access are acceptable; however detailed plans will need to follow at a later stage.

The access onto Walton Road will be barrier controlled, which could cause momentary backing up of traffic, however, this would not result in a severe impact upon the free and safe flow of traffic along the public highway. The proposed drop off layby is acceptable.

Traffic movements would increase at the Walton Road and Hertford Road access. However, the capacity assessments that have been carried out have been found to be robust and show that the junction will continue to operate at an acceptable capacity. In respect of visibility from Walton Road onto Hertford Road, this is somewhat restricted in both directions, but there is no notable accident history at this location over the past 3 years, and the likely level of increased traffic using this junction as a result of the proposal is not significant enough to justify any improvements.

Parking

The application form states that there are currently 97 parking spaces and this will increase to 177 spaces, however the Transport Assessment states that there are currently 182 spaces. It is assumed

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that the 182 spaces refers to the entire College site, including the land within the blue line shown on the site plan. As there is no guarantee that the land to the west of the site will be developed for residential purposes it must be assumed at this stage that this land will continue to remain in use by the College. This being the case, it would seem that parking would increase from 182 spaces to 262 spaces. The Highway Authority are concerned that if overall parking across the site increases to 262 spaces then such an increase would conflict within sustainable transport policies and could discourage the use of sustainable modes of transport to reach the site. However, having regard to the parking pressures within the surrounding area and the applicant's intentions to develop the land for residential purposes, it is considered that a highway objection on grounds of an overprovision of parking would not be justified in this instance.

4.0 Town Council Representations:

4.1 Ware Town Council supports the application.

5.0 Other Representations:

5.1 The application has been advertised by way of press notice, site notice and neighbour notification.

5.2 3 letters of representation have been received from local residents, the comments received can be summarised as follows:

- Trees should be planted between the car park and Walton Road to improve the outlook from the dwelling opposite and reduce noise and light pollution;
- Any after dark pollution should be reduced or switched off after 9pm;
- Demolition and construction works should not be allowed before 7.30 am on weekdays and no work should be allowed at weekends;
- Demolition of the teaching blocks facing Scotts Road and Hertford Road should be required by condition following the completion of the new building to tidy the site, prevent trespassing and damage and prevent the site from becoming an eyesore which could force an approval for new development.

6.0 Policy

6.1 The relevant 'saved' Local Plan policies in this application include the following:

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SD2	Settlement Hierarchy
TR2	Access to New Developments
TR7	Car Parking – Standards
ENV1	Design and Environmental Quality
ENV2	Landscaping
ENV3	Planning Out Crime-New Development
ENV4	Access for Disabled People
ENV11	Protection of Existing Hedgerows and Trees
ENV16	Protected Species
ENV21	Surface Water Drainage
ENV24	Noise Generating Development
BH1	Archaeology and New Development
BH2	Archaeological Evaluations and Assessments
BH3	Archaeological Conditions and Agreements
BH6	New Developments in the Conservation Area

6.2 The provisions of the NPPF and the National Planning Practice Guidance (NPPG) are also of relevance to the determination of this application.

7.0 Considerations:

7.1 The site is located within the built up area of Ware wherein there is no objection in principle to new education development.

7.2 The recently refused planning application (Ipa reference 3/13/1762/FP) is a material consideration for the current application. The reasons for refusal in respect of this previous application related solely to the proposed residential development which indicates that the Council was supportive of the proposed educational development. There appear to have been no changes in circumstances that would justify a different decision being made in respect of the educational development in this case; however, a full assessment has nevertheless been made in respect of the proposal. Officers consider the determining issues for this application to be as follows:

- The loss of the existing College buildings and facilities;
- The acceptability of the proposed new College building in respect of siting, size, scale, form and design;
- Access and highway safety;
- Parking provision;
- Neighbour Amenity;
- Landscaping.

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The loss of the existing College buildings and facilities

- 7.3 Policies EDE2 and LRC11 of the Local Plan aim to ensure that development proposals would not result in the loss of employment and community facilities.
- 7.4 The College forms an important employment and community facility within Ware and the importance of these proposals to supporting and enhancing the facility should be given significant weight in the determination of the application. The purpose of the current proposal is to improve the quality and efficiency of the existing buildings in order to continue to attract students and employers and secure the long term retention of the College facility on this site.
- 7.5 The redevelopment of the site would also provide wider benefits to the local area by the removal of existing buildings of poor appearance at the site and by facilitating the retention of the College as a community use on the site, offering opportunities for education and employment for local people. It is therefore considered that the proposal provides significant public benefits and accords with the aims of Policies EDE2 and LRC11 which seek the retention of existing community and education facilities.
- 7.6 Whilst the application no longer proposes the demolition of the College buildings that front onto Hertford Road and Scotts Road, the proposal does involve the demolition of existing single and two storey buildings at the rear of Amwell House and adjacent to Walton Road.
- 7.7 These existing buildings are currently outdated and of poor appearance and they appear out of keeping with the high quality architecture that has been implemented within Phase 1 of the College development. There are considered therefore to be no objections to the proposed demolition of these buildings.

The proposed College building - siting, size, scale, form and design

- 7.8 The proposed new College building would be sited to the rear of Amwell House and to the east of the large modern College building constructed during the Phase 1 building project.
- 7.9 The building is designed to a high standard and is of a contemporary style that reflects that of the recently constructed Phase 1 buildings.
- 7.10 A courtyard area is proposed in-between the proposed new building and the existing College buildings which would be a benefit to the

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scheme and would create an attractive space for students and staff to enjoy.

- 7.11 Having regard to the comments received from the Conservation Officer, the proposed new College building and the associated works are considered to represent considerable improvements to the existing College site. By removing the unsympathetic 1960s building at the rear of Amwell House and creating a larger landscaped courtyard, the proposal would significantly enhance the setting of the Listed Buildings within the site.

Access and highway safety

- 7.12 County Highways are satisfied with the proposed access arrangements. They acknowledge that volumes of traffic onto Walton Road would increase as a result of the development but that there is sufficient capacity to ensure that the impact of this would not be unacceptable.
- 7.13 A new drop off area is proposed off Walton Road which would help to ease congestion by providing a facility for vehicles to pull off the highway.
- 7.14 In accordance with the advice received from County Highways, Officers have recommended a condition to require the submission of a Construction Traffic Management Plan. This plan would require details to include the route of construction traffic in order to seek to minimise disturbance to the public highway.
- 7.15 Having regard to the comments received from County Highways, Officers consider there to be no reasonable grounds to raise an objection to the proposal based upon the proposed accesses, volumes of traffic and highway safety.

Parking

- 7.16 It is proposed to provide 177 parking spaces within the College site, which is a reduction by 5 compared to the current arrangement.
- 7.17 When assessing the parking provision proposed for the College it is important to note the existing and proposed staff numbers that have been provided within the supporting Planning Statement. This states that staff and student numbers have declined since 2005 and were expected to decline again this academic year. The staff numbers for 2012/13 were 216 and are expected to have declined to 176 for 2013/14 and student numbers for 2012/13 were 1012 and are expected

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to be 683 for 2013/14.

- 7.18 Having regard to the comments received from County Highways, the sustainable location of the site, which is adjacent to a bus stop and a train station, and the predicted reduction in staff and student numbers, Officers consider that the reduction in parking for the College by 5 spaces would not be unacceptable.
- 7.19 County Highways have commented that the number of parking spaces that would remain within the site is unclear and that together with existing parking spaces within the western part of the College, that is outside of the application site, there would be an over provision of parking. Officers acknowledge that an overprovision of parking would not be ideal as it could encourage the use of private vehicles as opposed to the use of more sustainable modes of transport. However, having regard to the known parking pressures within the area and the concerns raised by Members in respect of parking provision within the previously proposed residential scheme, Officers agree with the conclusion made by County Highways that an objection on the grounds of an overprovision of parking would not be justified in this case. Officers consider that any overprovision of parking within the site could be used to accommodate some of the student parking which occurs at Little Acres and can often overflow into the nearby unrestricted residential streets.

Neighbour Amenity

- 7.20 The new College building would be set back from the boundary with Walton Road by approximately 18 metres and as such whilst the new building would be clearly visible from the neighbouring properties, Officers do not consider that it would have an unacceptable impact upon the amenities of the occupiers of these dwellings. The increased level of car parking proposed adjacent to Walton Road could lead to additional activity and disturbance to these neighbours. However, having regard to the use of the site as a College where most of the activity associated with the site takes place during sociable hours, Officers do not consider the College proposal to be unacceptable in respect of the impact upon neighbour amenity. It should also be noted that the 2006 permission also approved parking in this location.
- 7.21 Officers note the comments received from neighbours requesting that any lighting should be switched off at night. Whilst a condition is recommended to require details of lighting to be submitted, Officers do not anticipate that this would include details of when the lighting within the buildings/site would be switched off. Having regard to the use of

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the existing site by the College, and the fact that there are no current planning restrictions in respect of lighting, Officers consider that a condition to limit the hours of any new lighting within the site would be unreasonable in this case. Should any lighting result in disturbance to neighbouring occupiers then there is separate Environmental Health legislation that could deal with this matter.

- 7.22 The request from one neighbour that the teaching blocks facing Hertford Road and Scotts Road are demolished upon occupation of the proposed new College building has been considered. However, Officers do not consider the demolition of these existing buildings to be necessary in order to make the current proposal acceptable and therefore such a requirement would not be justified in this case. It is acknowledged that, should a residential development within the western part of the College site not be pursued or not gain planning permission, then the existing buildings within this part of the site, together with the new building currently proposed could all be used by the College, resulting in a greater amount of teaching space being provided than originally anticipated.
- 7.23 However, it should be noted that the proposed new building would not result in any additional College floorspace over that currently provided within the existing site. The floorspace lost through the proposed demolition of the existing buildings to the rear of Amwell House would be greater in fact than the floorspace proposed within the new College building. Therefore, should the existing College building to the western boundary of the site remain in place then this would not result in an over intensive use of the site or an under provision in parking.
- 7.24 Having regard to the above considerations, Officers consider that a requirement for the existing buildings within the western part of the College site to be demolished would fail to meet the necessary tests for imposing conditions on planning permissions and would not be justified in this case.

Landscaping

- 7.25 Officers are satisfied with the landscape proposals submitted in respect of the new development, which show the retention of existing trees within the site, some new tree planting and some additional areas of soft landscaping around the proposed car park and within the amenity space between Amwell House and the new College building.
- 7.26 The proposal has been discussed with the Council's Landscape Officer who has raised no objections in principle. The Landscape Officer's

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written comments will be reported to Members as a late representation prior to the commencement of the Committee meeting.

- 7.27 The request made from a local resident for trees to be planted between the car park and Walton Road is noted. Additional soft landscaping is proposed between the car park and the eastern boundary of the site which will help to ensure that a satisfactory appearance for the site is achieved. Officers considered that the outlook from the neighbouring dwellings in Walton Road would improve with the current proposals as the existing 1960's single and two storey buildings would be demolished and the car parking proposed at ground level would result in a significant improvement for the outlook from these dwellings.

8.0 Conclusion:

- 8.1 The proposed development would provide improved facilities for the College and would result in the demolition of existing unattractive buildings within the site which, together with the new building and landscape proposals, would enhance the setting of the adjacent Listed Building and the character and appearance of the surrounding Conservation Area.
- 8.2 Officers recommend approval of the application subject to the conditions set out at the head of this report.