

Part I
Executive Member:
Councillor Stephen Boulton

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 31 JANUARY 2019
REPORT OF THE CORPORATE DIRECTOR (PUBLIC PROTECTION, PLANNING
AND GOVERNANCE)

6/2018/2616/VAR

ROYAL VETERINARY COLLEGE HAWKSHEAD LANE NORTH MYMMS
HATFIELD AL9 7TA

VARIATION OF CONDITION 2 REQUIRING THE REMOVAL OF THE BUILDING,
KNOWN AS KALANISI BUILDING, BY 30TH NOVEMBER 2018 ON PLANNING
PERMISSION S6/2014/1860/FP. THE VARIATION SEEKS TO PERMIT AN
EXTENSION OF TIME REQUIRING THE REMOVAL OF THE BUILDING ON OR
BEFORE 30TH NOVEMBER 2021

APPLICANT: ROYAL VETERINARY COLLEGE

AGENT: AECOM

(Welham Green and Hatfield South)

1 Site Description

- 1.1 The Royal Veterinary College (RVC) is a long established veterinary college where the veterinary medical & nursing students and specialists-in-training undertake their learning. The Hawkshead campus accommodates clinical and research facilities as well as a substantial portion of the College's administrative functions. The site also includes halls of residence and supporting domestic, social and (indoor and outdoor) sporting facilities.
- 1.2 The site plan below indicates the location of the Kalanisi building in red (the subject of this application) and the extent of campus land in green.



2 The Proposal

- 2.1 Following the granting of permission for the ‘Renewal of permission for temporary office building’ Planning Application (reference S6/2014/1860/FP) dated 12th November 2014 an application has been received from the Royal Veterinary College (RVC) for a ‘minor material’ amendment under Section 73. The amendment is for Condition 2, as labelled within the Planning Decision Notice and reads as follows:

“The development hereby approved shall be removed on or before 30th November 2018. All materials arising from the removal of the building, together with any associated hard surfacing, including the path to the south west of the building, and foundations shall be cleared within 3 months of the building’s removal.”

- 2.2 This variation seeks to extend the temporary permission’s timeframe to allow for the consolidation of various facilities within the Teaching and Clinical parts of the Hawkshead Campus into one building by 2021, in line with the vision of the newly ‘approved’ Hawkshead campus Masterplan (February 2018).
- 2.3 The RVC gained planning permission (ref: S6/2010/1634/FP) in September 2010 to erect the current Kalanisi building, a two-storey temporary building to provide 707sqm of workspace for the offices/administrative functions of the RVC (university administration area, Use Class B1a) to replace those being demolished as part of the Northumberland Halls redevelopment. The planning permission was then extended (ref: S6/2012/0014/FP) in March 2012 and then again in November 2014 (S6/2014/1860/FP). This renewed permission is time-limited for the period up to the 30th November 2018, as set out in Condition 2 of the Planning Decision Notice (dated 12th November 2014).
- 2.4 The office building was required during the build period of the Teaching and Research Centre (TaRC). The TaRC provides 66 office desk spaces and teaching, social and laboratory space. In pre-application discussions with the applicant it was understood that it was planned that following the completion of the TaRC, the temporary structure would be removed and the land restored to back to its original condition.
- 2.5 The applicant’s supporting statement (E mail 7th Jan 2018) now indicates:

The RVC gained planning permission (ref: S6/2010/1634/FP) in September 2010 to erect the current Kalanisi building, a two-storey temporary building to provide 707sqm of workspace for the offices/administrative functions of the RVC (university administration area, Use Class B1a) to replace those being demolished as part of the Northumberland Halls redevelopment. The planning permission was then extended (ref: S6/2012/0014/FP) in March 2012 and then again in November 2014 (S6/2014/1860/FP). This renewed permission is time-limited for the period up to the 30th November 2018, as set out in Condition 2 of the Planning Decision Notice (dated 12th November 2014).

A new temporary permission is sought to extend this permission and allow for more time to replace this building with a more permanent proposal as per the approved Hawkshead Campus Masterplan. Critically as a result of the Masterplan being approved by Welwyn Hatfield, Site A will come forward with new office and teaching spaces requiring temporary accommodation such as the Kalanisi building to remain in situ until completed and the offices can be transferred into the new facilities

- 2.6 The building comprises a modular temporary structure on two levels. The external elevations are finished with buff coloured panels with inset double glazed windows. The main entry door is a double door of 1,800 mm width. The roof is flat.

3 Reason for Committee Consideration

- 3.1 This application is presented to the Development Management Committee because it may be considered as a departure from the provisions of the development plan. The considerations in this report seek to provide an assessment on the status of the proposals in the context of this issue.

4 Relevant Planning History

Application Number: S6/2010/1634/FP

Decision: Granted

Decision Date: 01 October 2010

Proposal: Retention of temporary offices (B1 Use), use to be time-limited for the period between July 2010 and July 2011

Application Number: S6/2012/0014/FP

Decision: Granted

Decision Date: 02 March 2012

Proposal: Retention of temporary offices (B1 Use), use to be time-limited for the period between January 2012 and July 2014

Application Number: S6/2014/1860/FP

Decision: Granted

Decision Date: 12 November 2014

Proposal: Renewal of permission for temporary office building

Application Number: 6/2018/0729/CN

Decision: No Objection

Decision Date: 17 July 2018

Proposal: Hawkshead Campus Masterplan

5 Planning Policy

- 5.1 **National Planning Policy Framework 2018** Paragraphs 143-147 deal with 'Proposals affecting the green belt'. Para 143 and 144 specifically state:

143. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

144. 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 resulting from the proposal, is clearly outweighed by other considerations.

5.2 Welwyn Hatfield District Plan 2005

Relevant policies are listed below:

D1 Quality of Design

D2 Character and Context

GBSP1 Definition of Green Belt

M14 Parking standards – new development

RA5 Major developed sites in the green belt (limited infilling)

RA6 Major developed sites in the green belt (redevelopment)

RA7 Royal Veterinary College

5.3 Welwyn Hatfield Draft Local Plan 2016

SP1 Delivering sustainable development

SP9 Place making and high quality design

- 5.4 The following should be noted:

9.16 The Royal Veterinary College, which has one of its main Campuses in the south of the Borough, is the UK's largest, oldest and only independent veterinary school and a leading provider in veterinary education. The present Campus, which accommodates a number of students on-site within a group of purpose built buildings, is vital to the College's rural operations and is currently identified as a Major Developed Site in the Green Belt where all but minor development should come forward in the context of a development brief.

- 5.5 Policy SADM 34 Four Major Developed Sites have been designated and comprise substantial areas of previously developed land in the Green Belt. They are:

- New Barnfield Resources Centre, Hatfield
- Queenswood School Brookmans Park
- The Royal Veterinary College, North Mymms and

- Monks Walk and Knightsfield School, Welwyn Garden City

Their boundaries have been defined on the Policies Map and identify the extent of the area within which limited infill development or replacement buildings could occur. Proposals would need to comply with the criteria set out above and other than minor development, should come forward in the context of a Masterplan which has been agreed by the Council.

- Other relevant documents are Supplementary Design Guidance, Supplementary Parking Guidance and Interim Policy for car parking and garage sizes

5.6 Although not a Statutory Planning document approval was given in July 2018 for a site masterplan setting out the long term plans for the college in rationalising the campus and accommodating recent growth. It states:

“The Masterplan is intended to inform development projects between 2018 and 2028, to be a material consideration for future planning applications and to guide strategic estate investment decisions at the RVC and Hawkshead campus.”

5.7 It is important that developments remain consistent with this overall site strategy. This specific site is identified as Site D which once the removal of the Kalanisi (temporary office) building has happened is intended to be used as a new maintenance yard.

6 Site Designation

6.1 The site lies within the following designations in the Welwyn Hatfield District Plan 2005:

- GB - Greenbelt
- LCA - Landscape Character Area (Mimmshall Valley)
- MDS - Major Developed Site in the Green Belt (RA5,RA6,RA7)
- PAR - PARISH (NORTH MYMMS)
- Wards - Welham Green & South Hatfield
- WCCF - Watling Chase Community Forest
- Flood Zone Surface Water
- HEN - No known habitats present (high priority for habitat creation)
- SAGB - Sand and Gravel Belt

7 Representations Received

7.1 The application was advertised by means of site notice, press notice and neighbour notification letters. No representations have been received from local people.

8 Consultations Received

8.1 WHBC - Public Health and Protection - Public Health and Protection indicate:

No complaints have been received about this building or activities associated with it. There is no objection to the variation of condition 2.

9 Town / Parish Council Representations

- 9.1 North Mymms Parish Council have responded indicating that they have no objections.

10 Analysis

- 10.1 The main planning issues to be considered in the determination of this application are principally around its visual impact in relation to its green belt setting as part of major developed site. Key policies have been identified above. The building is two storeys in height and of prefabricated construction.



View from North East corner

- 10.2 The above image shows the appearance of this two storey teaching block. Although not an attractive building it does not exceed the height of existing campus buildings and is an unassuming grey colour. By virtue of its very presence and position it does have an impact on the green belt as was described in the most recent officers' report of 2014.
- 10.3 The building is still in active use and it will not be possible to fully vacate until replacement accommodation is provided as part of the next stage of development. On that basis it does not seem unreasonable to permit a further extension of time to allow the phasing of buildings to be delivered in a way that is consistent with the masterplan and allows for RVCs activities to carry on without disruption. Notably a planning application for proposed Building A has been submitted for approval and (subject to planning permission being granted) its completion will allow for full transfer of activities building so that it can be vacated. The masterplan indicates the area being used as an open maintenance yard once the building has been removed.
- 10.4 On that basis it is recommend for approval so that the building can stay in place until Nov 2021. Thereafter the land must be reinstated or brought into use as an open maintenance yard subject to any required further approvals. Since the conclusion on this proposal is that there would not be any serious

harm to green belt in the terms of the scale and temporary nature of the development it is not considered necessary to notify the Secretary of State under the consultation direction. This is consistent with the position taken with previous renewal from 2014 where the considerations are basically the same.

Planning Obligations

- 10.2 Planning obligations are not required for a development of this nature.

Conditions

- 10.3 Appropriate conditions have been recommended to secure the removal of the building at the end of the specified period as well as the reinstatement of the land it stands on.

11 Conclusion

- 11.1 That a further renewal of planning permission be given and that this secures the removal of the building in November 2020.

12 Recommendation

- 12.1 It is recommended that the variation of condition be approved subject to the following conditions:

1. The development hereby approved shall be removed on or before 30th November 2021. All materials arising from the removal of the building, together with any associated hard surfacing, including the path to the south west of the building, and foundations shall be cleared within 3 months of the building's removal.

REASON: In the interests of the amenity of the Green Belt, to ensure, in accordance with the very special circumstances case advanced, that the building is of a temporary nature required only until the replacement accommodation is ready for occupation, approved under S6/2009/1890/MA, in compliance with the NPPF.

2. Following removal of the building and associated hard surfacing and foundations, the land shall be reinstated within 6 months to the levels prior to the development being implemented, as shown on drawing labelled Temporary Registry/Offices Proposed Sections for application S6/2014/1860/FP received and dated 20th August 2014, and the land shall be turfed or seeded with grass.

REASON: In the interests of the visual amenity of the area and to ensure that the character of the area is maintained in accordance with policies D2, D8 and RA10 of the Welwyn Hatfield District Plan 2005.

Summary of reasons for grant of permission

The decision has also been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning

Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be inspected at these offices).

Officers name, (Gerry Ansell)

Date: 14th Jan 2019

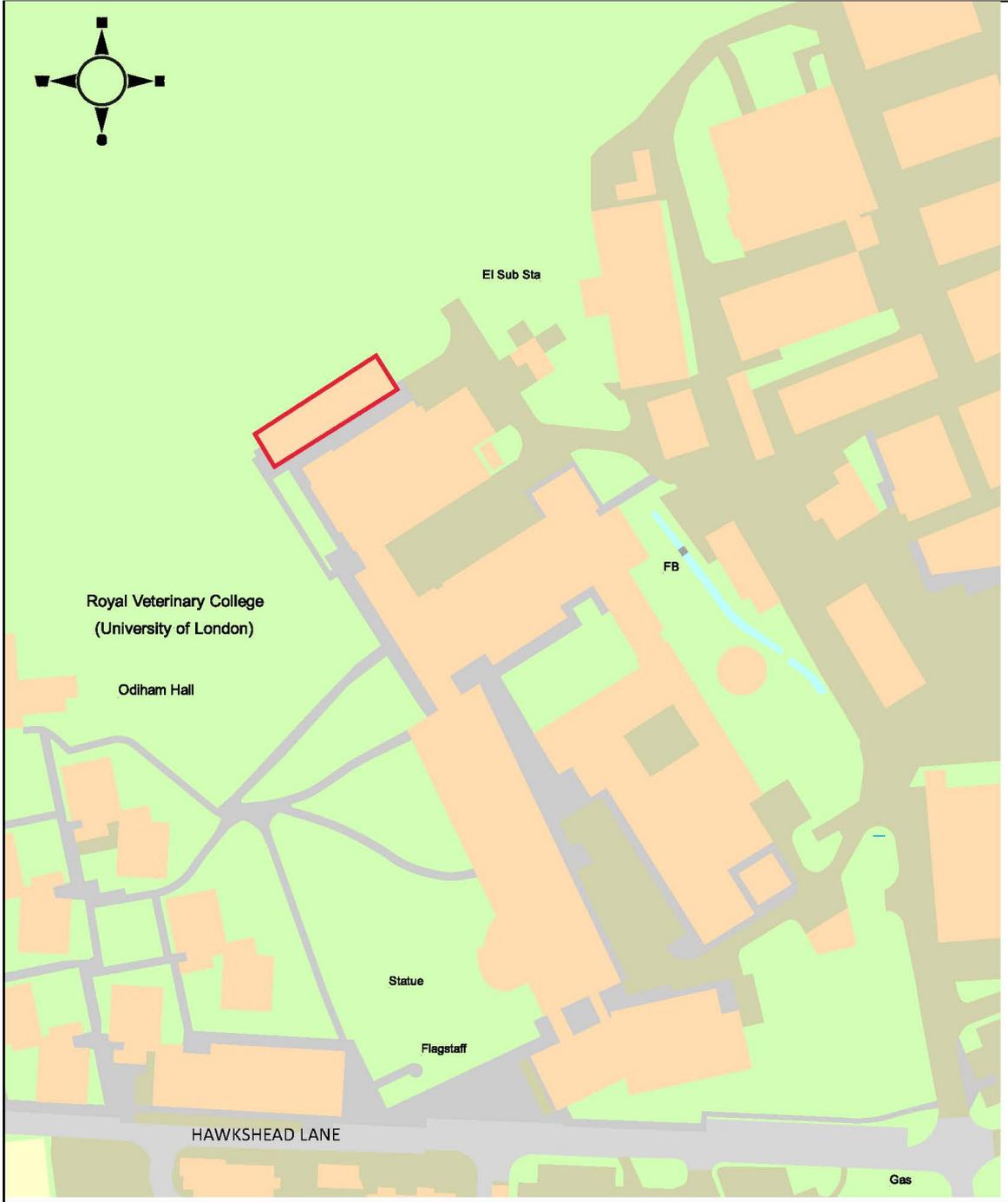
Photos

View from South West



View from South East





 <p>WELWYN HATFIELD</p> <p>Council Offices, The Campus Welwyn Garden City, Herts, AL8 6AE</p>	Title: Royal Veterinary College Hawkshead Lane North Mymms Hatfield		Scale: DNS
	Project: DMC Committee		Date: 2019
	Drawing Number: 6/2018/2616/VAR		Drawn: Ida Moesner
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