



# Planning Committee

Tuesday, 10 January 2017

<b>Planning application no.</b>	16/01104/FUL	
<b>Site</b>	Wolverhampton Girls School Tettenhall Road	
<b>Proposal</b>	Demolition of existing staff room and construction of additional teaching space, ancillary areas, associated access and landscaping.	
<b>Ward</b>	Park;	
<b>Applicant</b>	Trudi Young	
<b>Cabinet member with lead responsibility</b>	Councillor John C Reynolds Cabinet Member for City Economy	
<b>Accountable Director</b>	Keren Jones, Service Director, City Economy	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Jenny Davies Tel Email	Senior Planning Officer 01902 555608 jenny.davies@wolverhampton.gov.uk

## 1.0 Summary recommendation:

1.1 Grant subject to conditions

## 2.0 Application site

2.1 The site lies approximately 2km north-west of the City Centre. The main school buildings are located in the north-western corner of the school complex with the playing fields to the south and east. The playing fields are within the Green Belt.

2.2 Existing vehicular and pedestrian access is from either Tettenhall Road or St Jude's Road West.

2.3 There are a number of trees protected by a Tree Preservation Order.

## 3.0 Application details

3.1 The proposal is for demolition of a small 1960,s addition and two storey rebuild to provide six classrooms, expansion of the dining room, reconfiguration of the gym and a seminar room. The new building would be part brick and part metal cladding with perforations to provide solar shading and aluminium fenestration.

- 3.2 An Oak tree has already been removed and the canopies of a Beech and Oak have been lifted under TPO consent reference 16/01123/TR granted on 12 October 2016.

#### **4.0 Relevant policy documents**

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 The Development Plan:  
Wolverhampton Unitary Development Plan (UDP)  
Black Country Core Strategy (BCCS)

#### **5.0 Publicity**

- 5.1 Eight letters of objection have been received including one from Councillor Craig Collingswood. The main concerns are the detrimental effect on residents from construction traffic using St Jude's Road West, impact on Green Belt, impact/loss of trees, poor design, overlooking, effect on wildlife, inadequate parking and lack of neighbour notification.

#### **6.0 Consultees**

- 6.1 Transportation acknowledge that over the next five years congestion would increase as a result of the increase in pupils however this can be mitigated satisfactorily through a Travel Plan.
- 6.2 Landscaping have no objection subject to a full landscape scheme with replacement trees (which can be conditioned).
- 6.3 Environmental Health, Trees and Ecology have no objections.

#### **7.0 Legal implications**

- 7.1 There are no legal implications arising from this report. [LD/21122016/C]

#### **8.0 Appraisal**

- 8.1 In principle the extension and improvement of the school is acceptable and in accordance with BCCS Policy HOU5 and UDP policy C1.
- 8.2 The development will encroach slightly into the Green Belt. New buildings in the Green Belt are inappropriate unless they fall within one of the exceptions listed in the NPPF. One exemption is the extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building. The proposed extension would not be disproportionately large and would only result in a minor encroachment into the Green Belt. It would therefore not be inappropriate development and would be in accordance with UDP policy G2 and the NPPF.

- 8.3 The extension would utilise existing buildings not located in the Green Belt and the proposed contemporary design of modern materials relates well to the original building in scale and massing and would be an appropriate contrast.
- 8.4 The construction management programme is normally a condition of a planning permission and a matter for the school and construction company to determine. The access routes for construction traffic have been considered by the developer and for safeguarding and safety reasons, St Jude's Road is the more appropriate route however, to alleviate any increase in traffic congestion, arrival and departure of construction vehicles can be conditioned to outside peak hours.
- 8.5 There would be a distance of 56m between the nearest residential dwellings in the Lindens and the proposed side gable of the extension. In addition trees on the boundary would be unaffected and therefore would not result in any overlooking or loss of privacy.
- 8.6 There will be an increase in vehicle trips over the next five years as a result in the increase of pupils by 118 which would be likely to lead to increased congestion on Tettenhall Road and Paget Road but this can be mitigated against through their Travel Plan.

## **9.0 Conclusion**

- 9.1 The proposal is acceptable and in accordance with development plan policies.

## **10.0 Detail recommendation**

- 10.1 That planning application 16/01104/FUL be approved subject to the following conditions:
- Submission of materials
  - Landscaping
  - Drainage
  - Construction vehicles to avoid peak periods
  - Tree protection measures
  - Construction Management Plan
  - Updated Travel Plan
  - Accord with recommendations of ecology report

