



Planning Committee

2 June 2015

Planning application no.	15/00497/FUL
Site	Tettenhall Wood Special School (part), School Road
Proposal	Six houses
Ward	Tettenhall Wightwick
Applicant	Codsall Developments
Agent	Pegasus Group
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Nick Edwards , Service Director, City Assets
Planning officer	Name Phillip Walker Tel 01902 555632 Email phillip.walker@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Delegated authority to grant subject to conditions.

2. Application site

2.1 This site forms the north eastern part of the former Tettenhall Wood Special School site, on the corner of School Road and Tanfield Close. The school closed in 2010 and all buildings other than the Victorian 'L' shaped building on the School Road frontage have been removed. To the north, east and west are the rear gardens of surrounding housing. To the south-east is Tettenhall Wood Local Centre.

3. Application Details

3.1 The application proposes six semi-detached, three bedroomed houses, backing onto the rear gardens of houses on Woodland Avenue. Each house would have two in-curtilage parking spaces.

4 Planning History

- 4.1 15/00092/DEM. Demolition of Tettenhall Wood Special School excluding Victorian School building at the front. Decision dated 23.02.2015. Prior approval not required in respect of the proposed method of demolition.

5. Relevant Policy Documents

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)
Tettenhall Neighbourhood Plan
- 5.3 Other relevant policy documents:
SPG No.3
Tettenhall Historic Landscape Character Study

6. Publicity

- 6.1 One representation received - Detrimental to highway and pedestrian safety.

7. Internal Consultees

- 7.1 Transportation and Environmental Health – No objections.

8. Legal Implications

- 8.1 There are no specific legal implications arising from this report KR/20052015/M.

9. Appraisal

- 9.1 Policy TNP10 of the Tettenhall Neighbourhood Plan identifies the Tettenhall Wood Special School site as suitable for up to ten dwellings, including a mixture of housing types. The proposals are in accordance with this allocation.
- 9.2 The layout, appearance and impact on neighbours' amenity would be acceptable
- 9.3 The proposed development would not compromise the future development of the remaining site and the retention of the Victorian School building.

10. Conclusion

- 10.1 The development is acceptable and in accordance with the development plan, subject to conditions as recommended.

11. Detailed Recommendation

11.1 That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application subject to:

- (i) No overriding objections being received from neighbours
- (ii) Subject to any appropriate conditions including:
 - Materials
 - Levels
 - Landscaping
 - Boundary treatments
 - Construction management plan
 - No construction outside hours of 0800-1800 including Monday-Friday, 0800-1300 Saturdays and at no times on Sundays or Bank Holidays
 - Drainage
 - Tree protection measures
 - Targeted recruitment and training
 - 10% renewable energy
 - Provision and retention of car parking
 - No windows in side elevations of dwellings

