



# Planning Committee

2 June 2015

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| <b>Planning application nos.</b>               | 15/00290/FUL & 15/00291/LBC   |
| <b>Site</b>                                    | Former Springfield Brewery (part)<br>Cambridge Street   |
| <b>Proposal</b>                                | <b>15/00290/FUL</b> - Conversion and extension to create a technical college with external hard surfaced sports, play and teaching spaces and parking.<br><b>15/00291/LBC</b> - Restoration and renovation of former stable block |
| <b>Ward</b>                                    | Heath Town  |
| <b>Applicant</b>                               | Andy Walder (CITB)  |
| <b>Agent</b>                                   | Associated Architects   |
| <b>Cabinet Member with lead responsibility</b> | Councillor Peter Bilson<br>Economic Regeneration and Prosperity   |
| <b>Accountable director</b>                    | Nick Edwards, Service Director, City Assets   |
| <b>Planning officer</b>                        | Name Jenny Davies<br>Tel 01902 555608<br>Email Jenny.davies@wolverhampton.gov.uk  |

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## 1. Summary Recommendation

Delegated authority to grant subject to satisfactory bat survey and conditions.

## 2. Application site

2.1 The application site comprises approximately 0.9 hectares and comprises part of a former brewery site which is grade 2 listed in the Springfield Brewery Conservation Area

## 3. Application Details

3.1 The application is for the conversion of the former stable block on the east side of the site and a two/three storey extension, constructed of brick render and cladding to provide 5400 square metres of floorspace with an outdoor construction project area, games area and parking for the West Midlands Construction University Technical College (WMCUTC).

- 3.2 The facility will accommodate 600 students, ages 14-19 and would focus on technical and vocational skills.
- 3.3 The existing covered access from Cambridge Street which forms part of the curtilage listing would provide pedestrian access with vehicular access from an existing access to the north.

#### **4 Planning History**

- 4.1 04/2018/OP/M – partial demolition, refurbishment and alterations of existing buildings to facilitate mixed use, including residential, office retail uses, A3 restaurant and parking. Granted 4 April 2007
- 4.2 07/00543/REM – Submission of reserved matters to outline permission 04/2013/OP - design and external appearance for phase 1 residential and offices and landscaping – Granted 5 July 2007

#### **5. Constraints**

- 5.1 Grade II Listed Buildings  
Springfield Brewery Conservation Area

#### **6. Relevant Policy Documents**

- 6.1 National Planning Policy Framework (NPPF)
- 6.2 The Development Plan:  
Wolverhampton Unitary Development Plan (UDP)  
Black Country Core Strategy (BCCS)
- 6.3 Draft Wolverhampton City Centre Area Action Plan
- 6.4 Springfield Brewery Development Brief - March 2004

#### **7. Publicity**

- 7.1 No representations received.

#### **8. Internal Consultees**

- 8.1 Landscape – no objections.
- 8.2 Environmental health – no objections subject to conditions to hours of construction, construction method statement, lighting and a ground condition remediation strategy.
- 8.3 Transportation – no objections subject to traffic calming measures, and a traffic regulation order to protect visibility at the main entrance onto Cambridge Street.

## **9. External Consultees**

9.1 Environment Agency – no objections subject to conditions

## **10. Legal Implications**

- 10.1 The presence or otherwise of protected species (which includes bats) and the extent to which they may be affected by a proposed development must be established before planning permission is granted otherwise all relevant material considerations may not have been addressed before making a decision. The need to carry out ecological surveys should only be left to planning conditions in exceptional circumstances.
- 10.2 Where an application is situated in or affects a Conservation Area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
- 10.3 In considering whether to grant planning permission for development which affects a listed building or its setting, the planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses.  
(LD/20052015/A).

## **11. Appraisal**

11.1 The key issues are:

- Principle of development
- Impact on heritage assets and Conservation Area
- Ecology
- Design and layout
- Access and parking

### Principle of Development

- 11.2 The UDP policy CC12 allocates the brewery for residential led development with a mix of small scale retail uses. The emerging Wolverhampton City Centre Area Action Plan identifies the brewery site for education or housing led mixed use development.
- 11.3 The site is not required to meet the 5 year housing land supply and is not identified in the Council's current Strategic Housing Land Availability Assessment (SHLAA). The emerging AAP (which is about to progress to Publication consultation stage in June 2015) provides a more up-to-date reflection of the housing requirements in this area (identified as the Canalside Quarter). Therefore, the proposed use is acceptable in principle.

### Impact on Heritage Assets and Springfield Brewery Conservation Area

- 11.4 The proposed development would see the listed stable block brought back into use and would secure its future. While there would be some harm to the listed building, due to the obscuring of some features and the loss of openness in the central courtyard due to the extension, on balance the impact on the listed building would be positive.

#### Ecology

- 11.5 Ecological surveys have been submitted and are satisfactory but identify the need for a further bat survey. Subject to no issues raised by this final bat survey there would be no harm to protected species and the development would be acceptable and in accordance with UDP policy N9.

#### Design and Layout

- 11.6 The height of the proposed extension would be consistent with the existing buildings and so would not appear overbearing. The proposed external materials would be acceptable.
- 11.7 The school boundary is delineated within the site by a temporary 2.4m high weldmesh fence. The location of this fence does not follow the historic boundary of the brewery site and so is not appropriate as a permanent feature but is acceptable as a temporary safeguarding measure to enable the remainder of the Springfield Brewery site to be developed and is therefore acceptable.

#### Access and parking

- 11.8 The Transport Assessment submitted demonstrates that the level of parking is acceptable given the highly accessible location. The development would provide a disabled parking space and cycle parking and subject to a TRO to protect the visibility of the main vehicular entrance and traffic calming in Cambridge Street the development would be acceptable.

## 12. Conclusion

- 12.1 On balance the limited harm to the setting of the listed buildings is out-weighed by the benefits of bringing part of the listed buildings back into use. Subject to a satisfactory outcome of a final bat survey the development would be acceptable and in accordance with the development plan.

## 13 Detailed Recommendation

- 13.1 That the Strategic Director for Place be given delegated authority to grant planning applications 15/00290/FUL and 15/00291/LBC subject to:

- (i) Satisfactory bat survey  
(ii) Subject to any appropriate conditions:

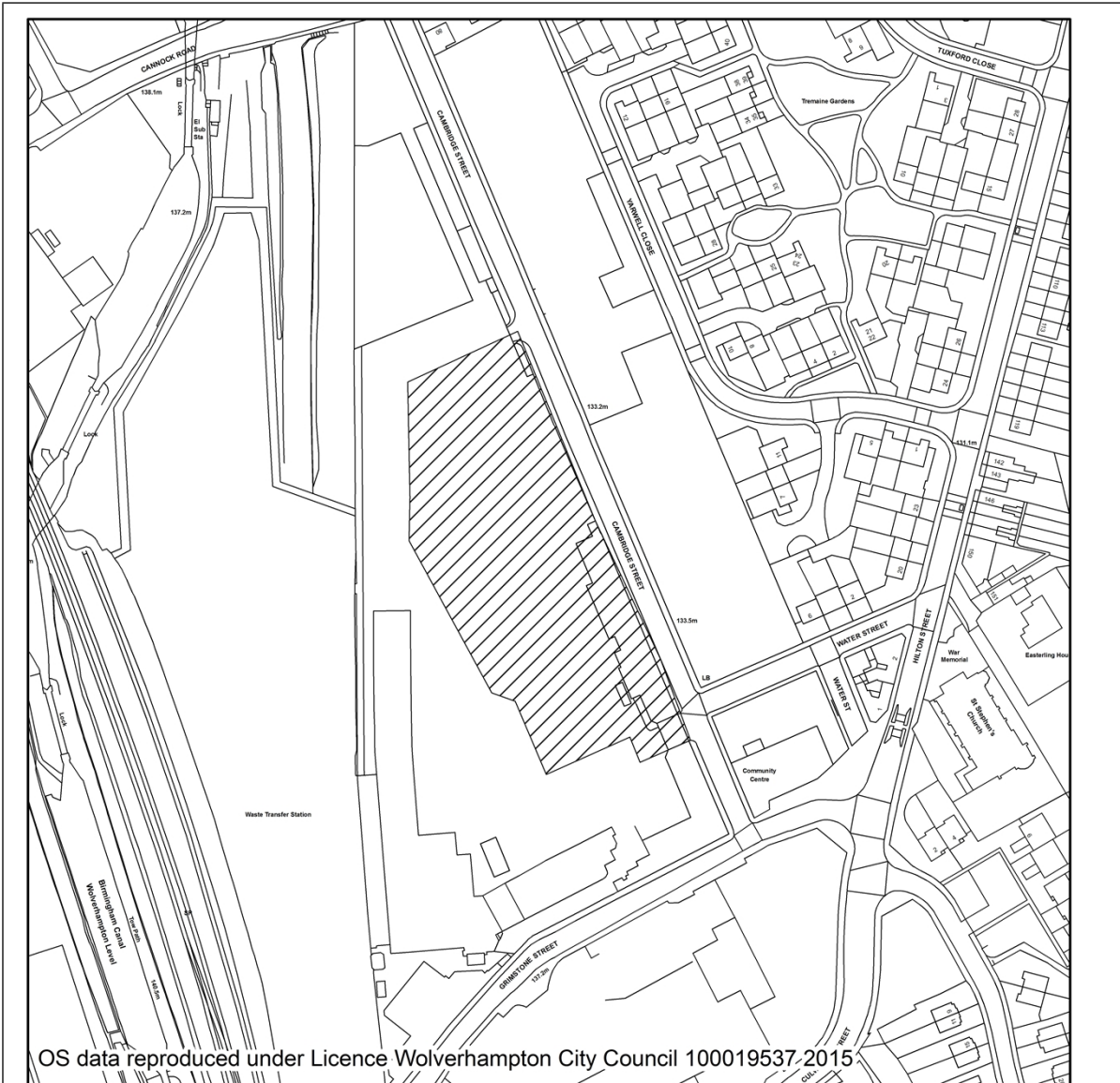
15/00290/FUL

- Materials
- Archaeological watching brief
- Drainage
- Landscaping
- Accord with recommendations of ecology survey
- Hours of operation during construction
- Construction method statement

- Land contamination
- Lighting details
- Temporary weldmesh fencing
- Targeted recruitment and training
- Renewable energy

15/00291/LBC

- Detailed strategy for building exterior
- Detailed strategy for internal works of former stable block



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