



Planning Committee

21 July 2015

Planning application no.	15/00617/RC
Site	Arts And Drama Centre, Merridale Lane, Wolverhampton
Proposal	Removing conditions from a previous planning permission – Variation of conditions 12 and 14 of planning permission 05/1029/FP/M (two storey arts and drama facility) to allow use by non-school groups and increase evening performances up to a maximum of 75 in a year.
Ward	Park
Applicant	Wolverhampton Grammar School
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Service Director	Nick Edwards, City Assets
Planning officer	Name Andrew Johnson Tel 01902 551123 Email andrewk.johnson@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Grant subject to conditions.

2. Application site

2.1 The application site is the Arts and Drama Centre for Wolverhampton Grammar School located on Merridale Lane. The building includes classrooms and a drama performance facility.

3. Application Details

3.1 Variation of conditions 12 and 14 of planning permission 05/1029/FP/M to allow use by non-school groups and increase evening performances up to a maximum of 75 in a calendar year.

Planning history

4.1 Relevant planning history:

15/00616/FUL - Alterations and extensions to car park to create an additional 20 spaces
- Application under consideration.

05/1029/FP/M - Brincars Citroen, Merridale Lane - Arts & drama facility for
Wolverhampton Grammar School, comprising a two storey building, six parking spaces
and associated landscaping. Granted by Planning Committee 26 September 2005.

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)

6. Publicity

- 6.1 Eight letters of objection have been received. Reasons for objection include impact on amenity and highway safety.

7. Consultees

- 7.1 Transportation – No objections.
- 7.2 Environmental Health – No objections. The building is well designed acoustically.

8. Legal Implications

- 8.1 A change of use of land or buildings requires planning permission if it constitutes a material change of use. There is no statutory definition of 'material change of use'; however, it is linked to the significance of a change and the resulting impact on the use of land and buildings. Whether a material change of use has taken place is a matter of fact and degree and this will be determined on the individual merits of a case.
- 8.2 The National Planning Policy Framework (NPPF) states that local planning authorities should look for solutions rather than problems. Further local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.
- 8.2 The NPPF further states that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.
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9. Appraisal

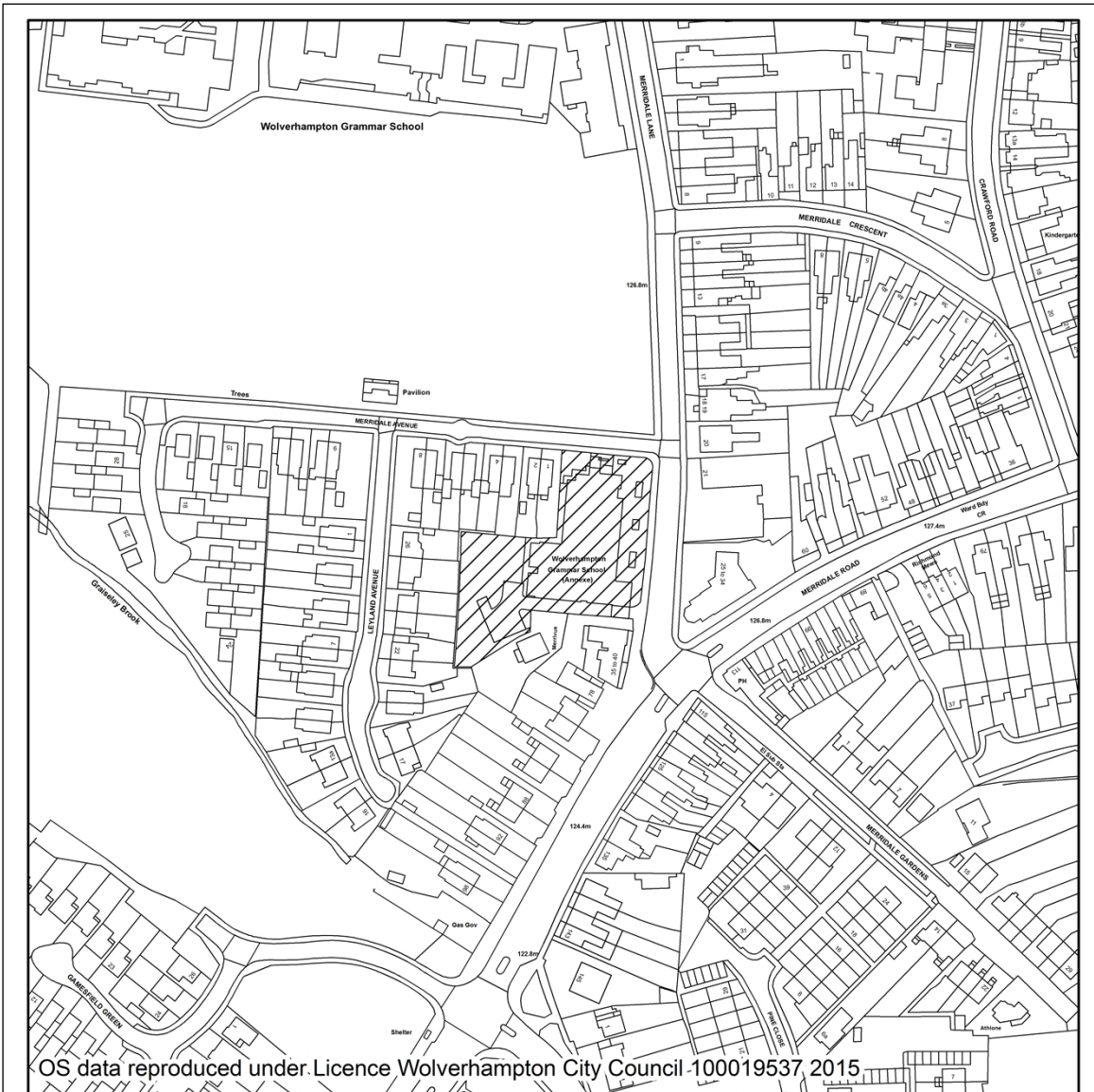
- 9.1 The premises forms part of the Wolverhampton Grammar School. The current planning permission allows the school evening use of the building for up to 20 performances in a calendar year. No other groups are currently permitted to use the building.
- 9.2 It is typical for communities to use school facilities for non-curricular/education activities. Many school sites provide facilities for scouting/guide organisations, dance groups, swimming clubs, fitness classes, sporting and entertainment organisations. These activities do not override the principle use as a school and, due to their limited usage, are ancillary to the lawful use of the building as an educational facility.
- 9.3 The proposals would allow ancillary use by non-school groups. Evening performances would be limited up to a total of 75 performances in a calendar year (this figure includes use by school and non-school groups).
- 9.4 The building includes acoustic treatment that adequately protects amenity for nearby residents. The increase in evening performances would not cause undue impact on amenity.
- 9.5 In order to deter parking on the highway, patron parking for evening performances is currently managed by the school and takes place on the main school site. This is controlled by planning condition and is also subject to an approved travel plan. A revised travel plan can be conditioned so that this arrangement continues.

10. Conclusion

- 10.1 Subject to conditions as recommended, the development would be acceptable and in accordance with the development plan.

11. Detailed Recommendation

- 11.1 That planning application 15/00617/RC be granted, subject to any appropriate conditions including:
- Ancillary use (no changes of use from education facility)
 - No more than a total of 75 evening performances in a calendar year
 - Hours of operation
 - Obscurely glazed rear windows
 - Travel plan
 - Accordance with approved acoustic report



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