



Planning Committee

29 September 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. Background

- 1.1 This application was deferred from the previous meeting in order for the committee members to carry out a site visit and to allow the submission of an updated travel plan.

2. Summary Recommendation

- 2.1 Grant subject to conditions.

3. Application site

- 3.1 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.

4. Application Details

- 4.1 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

5.1 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.

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)

7. Publicity

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

8. Consultees

8.1 Transportation – No objections.

8.2 Environmental Health – No objections. The building is well designed acoustically.

9. Legal Implications

9.1 There are no legal implications arising from this report KR/10092015/I

10. Appraisal

10.1 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.

10.2 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.

10.3 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).

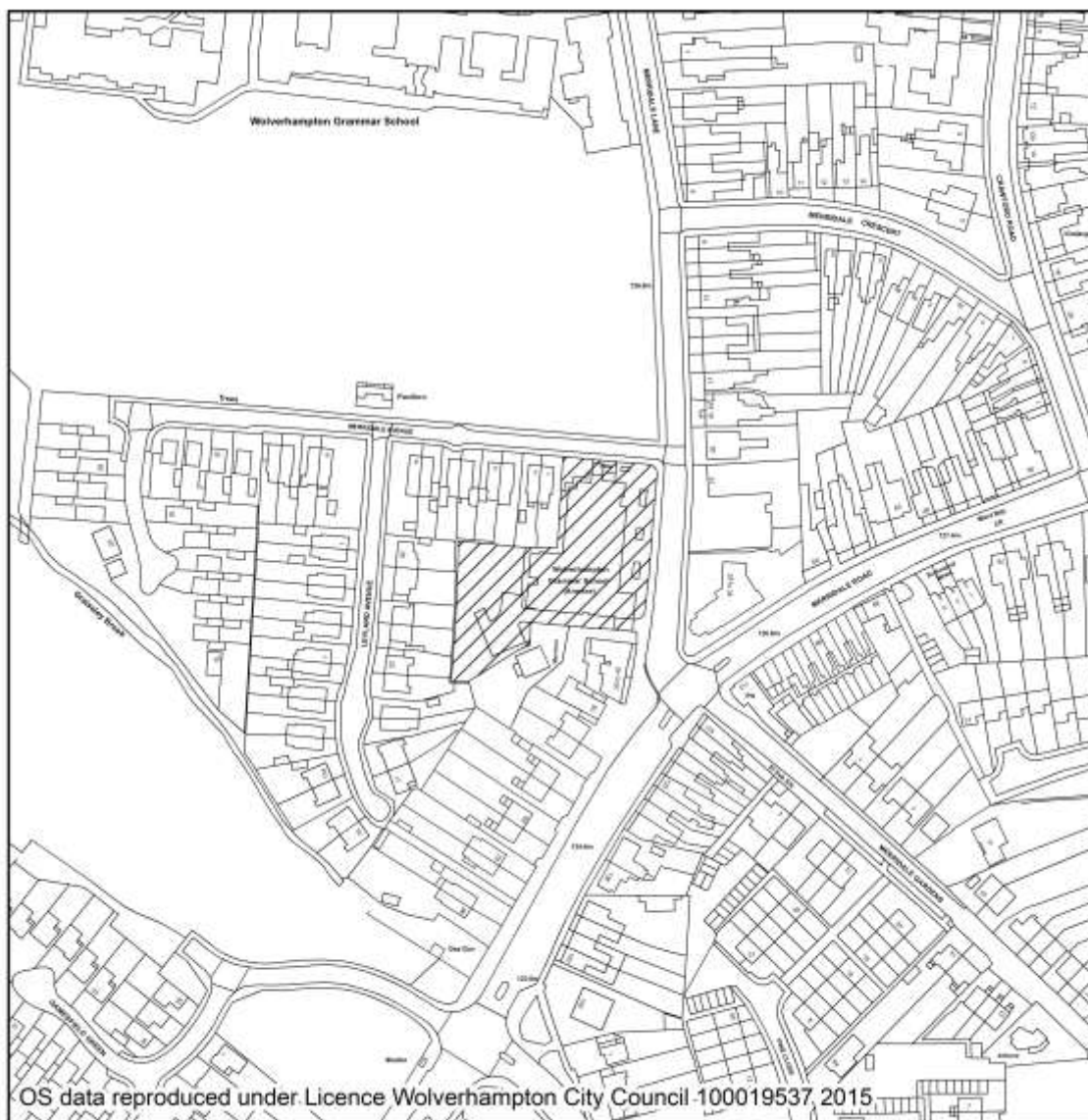
- 10.4 The building includes acoustic treatment that adequately protects amenity for nearby residents. The increase in evening performances would not cause undue impact on amenity.
- 10.5 In order to deter parking on the highway, patron parking for evening performances is currently managed by the school 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 has been submitted and would be conditioned so that this arrangement continues. Further there is a separate planning application under consideration for alterations and extensions to the existing rear car park to create an additional 20 staff/performer spaces.

11. Conclusion

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

12. Detailed Recommendation

- 12.1 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



DO NOT SCALE

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Wolverhampton CC Licence No 100019537. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.