



Planning Committee

29 September 2015

Planning application no.	15/00497/FUL and 15/00832/FUL	
Site	Tettenhall Wood Special School, School Road	
Proposal	Erection of six houses at the rear of the site (15/00497/FUL) and conversion and extension of the former Victorian school building to create seven houses and the erection of two pairs of semi-detached houses (15/00832/FUL)	
Ward	Tettenhall Wightwick	
Applicant	Codsall Developments	
Agent	Lewis Architecture Limited	
Cabinet Member with lead responsibility	Councillor Peter Bilson City Assets	
Accountable director	Nick Edwards, Service Director, City Assets	
Planning officer	Name	Phillip Walker
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1. Summary Recommendation

- 1.1 Delegated authority to grant subject to conditions and completion of a Section 106 agreement.

2. Background

- 2.1 Planning Committee resolved on 2 June to defer a decision on application 15/00497/FUL to allow the applicants to submit an alternative scheme to include the retention of the former Victorian school building and an improved design for the proposed houses at the rear of the site, to better respect neighbours' amenity, with particular regard to 16 Woodland Avenue.

3. Application site

- 3.1 Tettenhall Wood Special School is on the corner of School Road and Tanfield Close. The school closed in 2010 and all the 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.

4. Application Details

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- 4.1 The application proposes six semi-detached, two storey, three bedroomed houses, backing onto the rear gardens of houses on Woodland Avenue. Each house would have two in-curtilage parking spaces.
- 4.2 This application has been amended since it was previously reported to Planning Committee. Although the houses remain two storey, the flank wall of the end house (plot 12) is no longer to be positioned immediately alongside the boundary with the rear garden of 16 Woodland Avenue. Instead the side wall of plot 12 would be sited two metres further away from the boundary and 22 metres from the rear elevation of 16 Woodland Avenue.

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- 4.3 The application proposes the retention, conversion and extension of the 'L' shaped Victorian school building to create seven houses, with bedrooms in the roof space and a small private garden at the front and rear.
- 4.4 Within the centre of the site and at the rear of the Victorian school building, on land now cleared of buildings, it is proposed to erect two semi-detached pairs of two storey houses with rear gardens backing onto the rear gardens of housing on Woodland Avenue. There would be a private residents' car park to the front including 18 car parking spaces, with access off Tanfield Close.

5. Planning History

- 5.1 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.

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)
Tettenhall Neighbourhood Plan
- 6.3 Other relevant policy documents:
SPG No.3
Tettenhall Historic Landscape Character Study

7. Publicity

- 7.1 The Tettenhall Neighbourhood Plan Group supports and welcomes the amended proposals which are in accordance with the policies of the Tettenhall Neighbourhood Plan.

- 7.2 Two letters of objection. Comments summarised as follows: Detrimental to neighbour amenity and highway safety. Inappropriate design. Overdevelopment. Buildings are too tall. Detrimental to historic assets.

8. Internal Consultees

- 8.1 Transportation – No objections subject to conditions requiring the provision of no waiting restrictions on Tanfield Close and the removal of the existing school Traffic Regulation Order on School Road.
- 8.2 Environmental health – No objections subject to conditions requiring a contaminated land investigation and implementation of necessary mitigation measures, hours of construction and management plan, satisfactory noise attenuation between dwellings in the converted school building and provision of bin stores.

9. Legal Implications

- 9.1 There are no direct legal implications arising from this report KR/10092015/K.

10. Appraisal

- 10.1 Policy TNP10 of the Tettenhall Neighbourhood Plan seeks the retention of the 'L' shaped section of the Victorian school building which fronts onto School Road. It identifies the Tettenhall Wood Special School site as suitable for up to ten dwellings, including a mixture of housing types. The proposals include for the retention of the Victorian School building. Although the development would provide for seventeen dwellings, it has been demonstrated that the site can satisfactorily accommodate this number of dwellings.
- 10.2 The layout, appearance and impact on neighbours' amenity would be acceptable.
- 10.3 The applicant is seeking a reduction in S106 obligations on the grounds of a lack of viability.
- 10.4 It would be appropriate to reduce the S106 requirements commensurate with any lack of viability which may be demonstrated, with such a reduction being for a 3 year period only, to reduce the likelihood that the developers would benefit unduly from rising house prices making the development viable.

11. Conclusion

- 11.1 Subject to conditions and a S106 as recommended, the proposal would be acceptable and in accordance with the Development Plan.

12. Detailed Recommendation

- 12.1 That the Service Director for City Assets be given delegated authority to grant planning applications 15/00497/FUL and 15/00832/FUL subject to:

1. A S106 agreement for the following (if the development is sufficiently financially viable):
 - Targeted recruitment and training
 - A management company to carry out management and maintenance of communal areas
 - Affordable housing, public open space/play contribution (BCIS indexed) and 10% renewable energy on a pro-rata basis for any dwellings that are ready for occupation within three years of the date that non-viability is confirmed with the full requirement applying to those that are not ready for occupation by that date.

If the development is not fully financially viable:

A reduction in Section 106 requirements (except for Targeted recruitment and training, management company and highway works) commensurate with the shortfall in viability on a pro-rata basis for all dwellings that are ready for occupation within 3 years of the date that a lack of viability is established, with the full (pro-rata) requirement falling on all dwellings that are not ready for occupation by that date.

2. Subject to any appropriate conditions including:
 - Materials
 - Refurbishment and future maintenance of bell tower
 - 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
 - Provision and retention of car parking
 - Cycle/motorcycle parking
 - No windows in side elevations of dwellings at plots 18, 11, 12 and 17
 - Noise attenuation between houses in converted school building
 - Bin stores
 - Contaminated land site investigation
 - Highway works: Provision of no waiting restrictions on Tanfield Close and the removal of the existing school Traffic Regulation Order on School Road



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