

# Planning Committee

## Tuesday, 19 April 2016

<b>Planning application no.</b>	16/00115/FUL	
<b>Site</b>	Wolverhampton Grammar School, Compton Road	
<b>Proposal</b>	New two storey Primary School with parking, playgrounds, car parking and artificial mini-football pitch including floodlighting Park;	
<b>Ward</b>		
<b>Applicant</b>	Wolverhampton Grammar School	
<b>Cabinet member with lead responsibility</b>	Councillor Peter Bilson Cabinet Member for City Economy	
<b>Accountable Director</b>	Keren Jones, Service Director, City Economy	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Phillip Walker	Planning Officer
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### 1.0 Summary recommendation:

1.1 Delegated authority to grant subject to conditions.

### 2.0 Application site

2.1 The application is currently part of Wolverhampton Grammar School's playing pitches, located to the south of the main school buildings off Gamesfield Green, which is a cul-de-sac off Merridale Road, opposite the junction with Aspen Way. The northern site boundary adjoins Graiseley Brook and a landscaped bank, with protected trees, which rises up to the rear gardens of housing along Leyland Avenue and Merridale Avenue. Gamesfield Green and the rear gardens of houses in that road form the southern boundary.

### 3.0 Application details

3.1 A new Primary School is proposed that would accommodate 264 pupils aged four to eight years old.

3.2 The building would include twelve classrooms, a school hall and administrative space, over 2 storeys. It would have a curved shape, predominately constructed from timber under an aluminium roof and would front onto Gamesfield Green. Play areas would be to

the front (south), rear (north) and west of the building. An artificial mini-football pitch with floodlighting and a five-a-side grass football pitch would be further to the north-west.

- 3.3 Vehicular access to two car parks would be from Gamesfield Green. One would be at the western end of the cul-de-sac, with a shared access/egress and 24 parking spaces. The other would be to the east of the building, would have separate access and egress and 23 spaces as well as cycle parking. A segregated pedestrian access is also proposed.

#### **4.0 Relevant policy documents**

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 The Development Plan:  
Wolverhampton Unitary Development Plan (UDP)  
Black Country Core Strategy (BCCS)

#### **5.0 Publicity**

- 5.1 63 letters of objection received including an objection from Councillor Craig Collingswood. Comments summarised as follows:
- Insufficient parking
  - Detrimental to highway and pedestrian safety
  - Loss of open space
  - Impact upon wildlife and trees
  - Poor design / detrimental to visual amenity
  - Impact upon neighbour's amenity; noise, disturbance, loss of outlook and privacy
  - Noise and external lighting from artificial pitch
  - Anti-social behaviour

#### **6.0 Consultees**

- 6.1 Environmental Health - No objections subject to conditions.
- 6.2 Transportation – No objection subject to conditions requiring car parking, waiting restrictions along Gamesfield Green, travel plan and highway improvements to the Merridale Road\Gamesfield Green\Aspen Way junction.
- 6.3 Sport England – No objection subject to conditions requiring the timely provision of compensatory sports facilities and an agreement to ensure the use of the sports facilities by the community.
- 6.4 Ecologist – No objection subject to implementing the recommendations of the ecology report.
- 6.5 Environment Agency – The proposed development has the potential to increase flood risk. A flood risk assessment should be submitted.

6.6 Severn Trent Water - No objection subject to drainage conditions.

6.7 Fire Service and Centro – Comments awaited.

## 7.0 Legal implications

7.1 There are no specific legal implications arising from this report (LD/06042016/C).

## 8.0 Appraisal

8.1 The key issues are:

- Principle of Development
- Loss of Playing Field
- Design
- Access and Parking
- Residential Amenity
- Flood Risk

### Principle of Development

8.2 This is an established school site. Its redevelopment would therefore accord with HOU5 “Education and Health Care Facilities” which supports improvements to educational facilities in the City.

### Loss of Playing Field

8.3 The proposals would result in the loss of a rugby/football pitch. As compensation for this loss it is proposed to accommodate a rugby pitch through the reconfiguration of existing playing fields to the north-west, and provision of a grass mini-football pitch and an artificial five-a-side floodlight pitch, which would be made available for use by the public, as required by Sport England. This can be required by condition. On that basis the proposals would comply with UDP policies R3 and R5.

### Design

8.4 The scale of the proposed building would be appropriate in the context of nearby housing. It would front onto the Gamesfield Green and be acceptable in its detail. Landscaping would soften the visual impact of parking areas.

### Access and Parking

8.5 The proposed parking provision would be sufficient to accommodate the likely staff and visitor demand for parking during the school day and for out of hours community/sporting use.

8.6 In the interests of ensuring highway safety and free flow of traffic, the approach to the school along Gamesfield Green needs to be kept clear of parked vehicles during the times when children are delivered and collected. A condition could require waiting restrictions on this section of the highway.

8.7 The development would intensify traffic movements, particularly at peak times, at the junction between Merridale Road, Gamesfield Green and Aspen Way. To be acceptable, junction improvements are required, which could be required by condition.

#### Residential Amenity

8.8 The building would be 24m from the nearest houses to the north at Leyland Avenue and 33m from the nearest houses to the south at Gamesfield Green and would be at a lower level than surrounding housing. Taking into account the separation distances and the intervening tree and fence screens, the building would not have an unacceptable shadowing or loss of light, privacy or outlook impact upon neighbours.

8.9 The artificial pitch is proposed to the west of the building adjacent to an existing, much larger artificial sports pitch with floodlighting. It would be 21m from the nearest dwellings at Leyland Avenue. To limit the impact of noise, light and general disturbance on surrounding housing, a restriction can be placed on the hours of use through a condition.

8.10 Play area (labelled 2 on the submitted drawings) and a car park would be close to housing on Merridale Avenue, Leyland Avenue and the rear garden of 98 Merridale Road. To mitigate noise disturbance, only two classes of children should be able to use play area 2 at any one time and a noise attenuation fence could be provided along this boundary. Similarly, an acoustic fence is required between the rear of housing on Gamesfield Green and the playground at the front of the building. The provision of acoustic fencing and a restriction on the number of classes of children that can use play area 2 at any one time can be conditioned.

#### Flood Risk

8.11 The proposed development has the potential to increase flood risk. A flood risk assessment is awaited.

### **9.0 Conclusion**

9.1 The new school would improve educational provision and subject to the provision of compensatory sports facilities and the negative impacts on neighbours' amenity, highway safety and flood risk being satisfactorily mitigated the proposal would be acceptable and in accordance with the development plan.

### **10.0 Detail recommendation**

10.1 That the Service Director of City Economy be given delegated authority to grant planning application 16/00115/FUL subject to:

- (i) Submission of an acceptable flood risk assessment
- (ii) Any appropriate conditions including:
  - Materials
  - Landscaping
  - Tree protection measures

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- Construction management plan
- Drainage
- Hours of construction to be between 0800 to 1800 Monday to Friday; 0800 to 1300 Saturday and at no time on Sundays or Bank and Public Holidays
- Builder's compound/accommodation
- Boundary treatments, including fencing of artificial pitch
- Provision and retention of car, cycle and motorcycle parking
- Existing ground levels and proposed ground and finished ground floor levels
- Bin stores
- Ecological protection measures
- 10% renewable energy
- External lighting
- Flood lighting for new artificial turf pitch shall not operate after 21.00 hours Monday to Saturday and not at all on Sundays and bank holidays.
- Compensatory playing field provision
- Community use agreement for sports provision
- The grass football pitch to be constructed in accordance with the Football Foundations' Technical Design Guidance Note Natural Grass Pitches
- Noise insulation for plant and machinery
- Acoustic fencing
- Deliveries and the collection on refuse to be restricted to 07:00 to 18:00 Monday to Friday
- Contaminated land mitigation, including venting details for gas dispersal
- Highway improvements to the Merridale Road, Gamesfield Green and Aspen Way junction
- Travel Plan
- Waiting restrictions along Gamesfield Green
- Only two classes of children to use play area 2 at any one time

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