

Planning application no.	23/01137/FUL	
Site	Moseley Park School, Holland Road, Wolverhampton, WV14 6LU	
Proposal	Proposed demolition of existing sports hall building and erection of new sports centre, hard surfaced sports courts and car park extension	
Ward	Bilston North;	
Applicant	Central Learning Partnership Trust	
Cabinet member with lead responsibility	Councillor Stephen Simkins: Leader of the Council	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Phillip Walker	Senior Planning Officer
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1.0 Summary recommendation

1.1 Grant planning application 23/01137/FUL subject to conditions.

2.0 Application site

2.1 Moseley Park School, is located approximately 2.5 miles to the south-east of Wolverhampton City Centre and 0.5 miles from the north of Bilston Town Centre. It is a large site, including a mixture of one and two storey buildings, playing fields and car parking. The main site access is off Holland Road and there is a secondary access off Freeman Place. To the north, east and south, the site is adjoined by housing and their private gardens. To the north-west and west of the site there is public open space and The Grapes Pool.

3.0 Application details

3.1 The application proposes the demolition of the existing sports hall, and its replacement elsewhere on the site by a modern two storey sports building. The area of the site which is currently occupied by the existing sports hall, would be replaced by additional car

parking provision. The alterations and extension to the existing car park, will result in an uplift of fifty car parking spaces. The total car parking provision at the site would be 145 spaces.

- 3.2 The new sports hall would be sited on an area of the site at the rear of the existing school buildings. The land currently forms external hard surfaced sports courts. The proposal includes re-provision of those courts, in the form of two small courts, immediately to the west of the new sports centre building, allowing for outdoor tennis, netball and small sided football matches. The external courts would not include floodlighting.
- 3.3 The Design and Access Statement states that the existing sports hall building, is in a poor state of repair and not fit for purpose. The new building would be a high-quality design, incorporating brick and external render finishes and glazing. The building would include an indoor ball court and gymnasium as well as changing and classroom space.
- 3.4 There would be some community use of the new facilities. The details of the community use, including management and hours of access, would be controlled by a community use agreement which would be subject to a planning condition. The proposed hours of community use would be:

Term Time Community Use:

- Mon to Fri 1800 – 2130
- Sat – 0830 - 2100
- Sun – 0900 – 1600

Non-Term Time:

- Mon to Fri – 0830 – 2130
- Sat – 0830 – 2100
- Sun – 0900 – 1600

4.0 Relevant planning history

- 4.1 17/01378/FUL. Proposed part demolition of existing school buildings and the erection of a new, two storey extension providing teaching accommodation. Granted 07.03.2018.

5.0 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)
Black Country Air Quality SPD

6.0 Publicity

- 6.1 Two representations received from local residents, one of which is signed by eight people from six different households. Comments summarised as follows:

- Noise and general disturbance concerns about the use out of the new facilities, particularly by the public, outside of normal school hours
- Parking, highway and pedestrian safety concerns
- Concerns about scale and visual impact of the development proposals
- Request that the existing access from Freeman Place is no longer used as an access to and from the school
- The trees between the site and Freeman Place should be retained
- Suggest a new school access from Prouds Lane, running alongside Fieldside Walk and into the school
- Concerns about floodlighting and impact on neighbour amenity
- Request that the trees between the site boundary and rear gardens of properties on Moseley Road be reduced in height and some ground works be carried out to reduce invasive plants

7.0 Consultees

- 7.1 Transportation – No objection subject to conditions requiring provision and retention of car parking, cycle and motorcycle parking.
- 7.2 Public Protection – No objection subject to conditions requiring a coal mining and site contamination remediation strategy, including agreement and implementation of gas protection measures.
- 7.3 Sports England – No objection subject to conditions requiring specification for the proposed ball courts; requirement that the proposed sports hall shall not be occupied or used until the proposed replacement sports courts have been constructed and made available for use; and establishment of a community use agreement, to include hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review.

8.0 Legal implications

- 8.1 Any decision of the planning committee must be carried out in accordance with the relevant legislative, internal, external and Constitutional requirements/procedures as appropriate, taking into account the relevant provisions of the Relevant Policy Documents as set out above. Further implications and considerations of the objections and proposed conditions as to the grant of the permission are set out below (CS/14122023/1).

9.0 Appraisal

- 9.1 The main issues in this case are:
- The principle of the development proposal
 - Design
 - Resident Amenity
 - Access and Parking

The principle of the development proposal

- 9.2 The proposals will improve and enhance the existing educational and sporting facilities, and associated infrastructure at the school. The proposals are therefore acceptable in principle and in accordance with development plan policy, including BCCS Policy HOU5 Education and Health Care Facilities.

Design

- 9.3 The layout, scale and appearance of the proposed car parking, sports centre and external hard ball courts are in keeping with the character and appearance of the site and surroundings. The proposals are therefore in accordance with development plan policy including BCCS policies ENV2 Historic Character and Local Distinctiveness and ENV3 Design Quality.

Resident Amenity

- 9.4 The proposed demolition of the existing sports hall and creation of additional car parking spaces will result in a more open aspect for some neighbouring residents, particularly those nearest that part of the school site including some properties at Freeman Place, Holland Road and Moseley Road. The visual impact of the car park extension would be appropriately mitigated by the proposed landscaping scheme which includes the retention of existing perimeter trees and some new tree planting. It is unlikely that the car parking proposals would result in unacceptable levels of disturbance to neighbour residents subject to conditions controlling the use of the sports facilities.
- 9.5 The nearest residents to the north of the site, those on Moseley Road, have back gardens, adjoining the site, the nearest of which are fifty metres from the proposed position of the proposed two storey sports building, ball courts and car parking. However, because the design of the proposed development is in keeping with the existing buildings and infrastructure at the site, and there are intervening trees and playing field between those neighbouring gardens, the visual impact of the proposals would be acceptable.
- 9.6 There is potential for noise and other forms of general disturbance from the new facilities. However, it is not expected that the residential amenity impact of these proposals, would be any more harmful than is currently the case. Although there would be community use of the facilities, this will be managed by a community use agreement, and subject to a planning condition. It would also be appropriate to prevent the installation of floodlights for the outdoor ball courts and restrict hours of community use, by conditions. The proposals are therefore in accordance with development plan policies including UDP policies EP4 Light Pollution and EP5 Noise Pollution.
- 9.7 To mitigate any adverse air quality implications of the proposed development, and in accordance with requirements of BCCS policy ENV8 Air Quality and the Black Country

Air Quality SPD, three electric vehicle charging points should be provided. This can be conditioned.

Access and Parking

- 9.8 The proposals include acceptable access and parking facilities, which would be satisfactory to meet likely demand. The proposals are therefore in accordance with development plan policy including BCCS policy TRAN 2 Managing Transport Impacts of New Development.

10.0 Conclusion

- 10.1 These proposals result in improvements and enhancements to existing school education, sporting and infrastructure facilities. Subject to conditions to control hours of use and management of the facilities, the proposals will not have a detrimental impact upon neighbour amenity. The proposal are acceptable and in accordance with the policies of the development plan.

11.0 Detail recommendation

- 11.1 Delegated authority to grant planning application 23/01137/FUL subject to conditions including,
- Demolition and construction plan
 - Coal Mining and Contamination mitigation and remediation (including gas protection)
 - Drainage
 - Detailed specification for ball courts including perimeter fencing
 - The proposed replacement sports courts to be provided and available for use prior to the first use or occupation of the sports centre
 - Community use agreement to include hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review
 - Tree protection measures
 - Existing and proposed levels details to be agreed
 - Boundary treatments
 - External materials
 - Implementation of landscaping
 - Provision and retention of car parking
 - No external lighting including floodlighting without prior approval of the local planning authority
 - Provision of three electric vehicle charging points
 - Ecology
 - Hours of Community use; Term Time Use, Mondays to Fridays 1800 – 2130, Saturdays – 0830 – 2100 and Sundays – 0900 – 1600. Non-Term Time: Mondays to Fridays – 0830 – 2130, Saturdays – 0830 – 2100 and Sundays – 0900 – 1600

