



Planning Committee

23 September 2014

Planning application no.	14/00726/FUL
Site	Former Christ Church, Church of England Infant School, Leicester Street, Wolverhampton
Proposal	Demolition of former school buildings and redevelopment with 24 dwellings comprising 12 apartments and 12 houses
Ward	St Peters
Applicant	Maythorn Developments Ltd
Agent	Jake Sedgemore, Stoneleigh Architectural Services Ltd
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Tim Johnson, Education and Enterprise
Planning officer	Name Ragbir Sahota Tel 01902 555616 Email ragbir.sahota@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Delegated authority to grant subject to a S106 agreement and conditions

2. Application site

2.1 The application site is a former school, which closed in 2007. The buildings are flat roofed and single storey. There are a number of trees on site.

2.2 The area is predominantly residential, with terraced and semi-detached houses with on-street parking.

2.3 The properties to the rear in Mostyn Street have long gardens.

3. Application Details

3.1 It is proposed to demolish buildings and redevelop the site with 12 apartments in a three storey building with rooms in the roof space and 12 two storey houses, both terraced and semi-detached.

3.2 At the rear of the apartments would be a communal garden with 14 car parking spaces (including two disabled spaces) beyond that. The houses would have two parking spaces each except for the properties on Leicester Street which have on street parking.

4. 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)

4.3 Supplementary Planning Guidance Note 3 – Residential Development

5. Environmental Impact Assessment Regulations

5.1 This development proposal is not included in the definition of Projects that requires a “screening opinion” as to whether or not a formal Environmental Impact Assessment as defined by the above regulations is required.

6. Publicity

6.1 Five objections have been received on the following grounds:

- and trees. no demand for this development
- need for schools/ and pressure on other schools
- buildings too high
- inadequate parking
- loss of privacy

7. Internal Consultees

7.1 Environmental Health & Transportation – No objections.

8. External Consultees

8.1 Severn Trent Water – No objections.

9. Legal Implications

9.1 There are no specific legal implications arising from this report.
(KR/11092014/SG)

10. Appraisal

10.1 Although not specifically identified for development within the UDP, the site is situated within a predominantly residential area and the school has been closed since 2007. Residential development is therefore acceptable in principle.

- 10.2 The apartment block fronting Leicester Street would have three floors, with the top floor within the roof space. The houses on the opposite side of the road are approximately a metre higher than the application site and so are of a similar height.
- 10.3 A number of trees will be lost to the development. However they are poor specimens and would be compensated for by new planting.
- 10.4 In accordance with the development plan, a S106 agreement is required to secure:
- Public open space contribution
 - 25% affordable housing
 - 10% renewable energy (whole development)
 - Targeted recruitment and training
 - Management company for communal areas
 - Amendment to parking restrictions
- 10.5 The applicant has requested that these requirements are waived on the basis of financial viability and have submitted a financial viability appraisal for consideration. It would be appropriate and in accordance with local and national policy to reduce S106 requirements commensurate with the lack of financial viability if the development proves not to be viable.

11. Conclusion

- 11.1 Subject to a S106 and conditions as recommended, the development would be acceptable and in accordance with the development plan.

12 Detailed Recommendation

- 12.1 That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 14/00726/FUL subject to:

Completion of a S106 Agreement to secure:

- Affordable housing commensurate with viability – or a financial contribution in lieu of on-site provision.
- Open space/play contribution and renewable energy commensurate with viability.
- Any reduction in affordable housing, open space/play contribution and renewable energy to apply only to those dwellings which are ready for occupation within 3 years of the date that a lack of viability is demonstrated, with the full requirement applying to those dwellings that are not ready by that date.
- Targeted recruitment and training.
- Management company for communal areas
- Amendments to parking restrictions

Any appropriate conditions including:

- Materials

- Landscaping
- Boundary treatments
- Bin stores
- Cycle stores
- Drainage
- Levels
- Construction management plan (including hours of construction)
- Tree protection measures and survey
- Gate details to sub-station
- Removal of street railings and bins

Notes for Information

Mining Advice Area



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