

PLANNING APPLICATION NUMBER:P10/0001

Type of approval sought	Full Planning Permission
Ward	BRIERLEY HILL
Applicant	Paul Mills, DMBC Childrens Services
Location:	HAWBUSH PRIMARY SCHOOL, HAWBUSH ROAD, BRIERLEY HILL, DY5 3NH
Proposal	PART DEMOLITION OF EXISTING SCHOOL. CONSTRUCTION OF 6 NO. CLASSROOMS AND LINK CORRIDOR. EXTENSION TO CREATE NEW MAIN ENTRANCE WITH REPLACEMENT ROOF TO PART OF EXISTING. NEW ENTRANCE LOBBY TO EXISTING COMMUNITY ROOM, BICYCLE SHELTER, COVERED OUTDOOR AMPHITHEATRE CLASSROOM AND PROVISION OF 2 NO. TEMPORARY MOBILE CLASSROOMS. EXTERNAL WORKS COMPRISING OF NEW CAR PARK, PEDESTRIAN AND VEHICULAR ACCESS, DISABLED ACCESS RAMPS, SECURITY FENCING AND LANDSCAPING.
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

The application site fronts onto Hawbush Road in Brierley Hill in an area that is predominately residential in nature. The existing school accommodation is split between two identical brick built single-storey buildings that run along the Hawbush Road frontage of the site.

The buildings were erected in the 1930s and were initially used as separate Junior and Infant Schools which amalgamated in the 1970s to form the Hawbush Primary School.

To the rear of those buildings are a small single-storey nursery building, a play ground and playing field and a small car park that is accessed via Bull Street that runs along the southern boundary of the site.

There are residential properties on the opposite sides of both Hawbush Road and Bull Street that are generally two-stories in height and semi-detached.

The main school buildings are set back from the edge of the footpath by approximately 8 metres. A blue palisade fence runs along the Hawbush Road boundary at a height of approximately 1 metres and the land between the fence and the buildings is grassed and also contains several trees.

The palisade fence is set at a height of approximately 2 metres along the northern boundary of the site and separates the school from a public footpath and an area of dense tree cover beyond. Land levels increase significantly to the north of the site with the footpath being at a much higher level than the school.

Hawbush Urban Farm runs along the eastern boundary of the site and separates the school from the residential properties located beyond. This boundary is also populated by a high level of tree cover that screens the site from any views from the east.

The blue palisade fence runs along the boundary with Bull Street at an approximate height of 2 metres and this boundary also enjoys a good level of tree screening.

The existing vehicular access into the site is located along Bull Street almost directly opposite the junction with Yorke Avenue.

PROPOSAL

The proposal is for a comprehensive redevelopment of the site in order to provide a more compact and efficient layout. The main element of the proposal would see one half of the school (the wing located towards the junction of Hawbush Road and Bull Street) being demolished and a new single-storey extension being erected to the rear of the remaining part of the school. The section of the school that will remain would be re-pointed and refurbished with the windows, doors, fascias, soffits and rainwater goods being repainted.

The existing flat roof entrance building that acts as a link between the two wings of the school would be retained, enhanced and extended in order to act as a new focal entrance point to the school.

A new single-storey link corridor is proposed between the extension and the existing nursery building located along the northern boundary. A new entrance would be erected to the south western elevation of the existing school building and the existing community building that is located to the rear of the section of the school proposed for demolition would be retained and extended to provide a new entrance.

Other proposed elements of the scheme include the creation of a Forest School area to the rear of the existing nursery building, the erection of a timber amphitheatre classroom to the rear of the proposed main extension and improvements to the existing playground and car park.

The other main element of the scheme is for the creation of a new vehicular and pedestrian access point from Hawbush Road that would serve a new 28 space car park that would be located within the footprint of the section of the school being demolished. The plans also show that the area of land in the south west corner of the site could be utilised for some form of development in the future, however no details have been provided and this is not covered by this application.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
CD/74/1310	Erection of 60 place nursery unit.	Approved	19/12/74
84/50074	Construction of covered link between buildings.	Approved	26/01/84
94/51652	Erection of library staffroom reception and corridor.	Approved	12/01/95
P01/1179	Erection of 2.1 metre high palisade fence.	Approved	12/03/02
P06/0309	Single storey extension to create	Approved	28/04/2006

	office library reception and care room		
P08/0118	Erection of internal security fence and gates	Approved	23/04/2008
P09/1432	Elevational changes and new canopy to Foundation Unit	Approved	14/12/2009

PUBLIC CONSULTATION

Consultation letters were sent to the occupiers of 87 neighbouring properties and the application was also advertised in the local press and with a site notice. The consultation period expires on the 10th May 2010.

At the time of writing the report no objections had been received.

OTHER CONSULTATION

Group Engineer (Development): No objection subject to conditions relating to further details of the proposed access, an access / construction management plan, a travel plan and cycle parking facilities. There is also a request for funds to implement a school safety zone along Hawbush Road.

Head of Environmental Health and Trading Standards: No objections subject to conditions being attached should the application be approved relating to Ground Gases and Vapours, External Noise Levels, Fume Extraction Details and Chimney Height.

British Waterways: No comments.

Access in Dudley: Have raised some questions regarding the detailed design of the scheme in relation to such issues as the handrails, steps, external ramps, doors and the access level for the proposed amphitheatre. They also raise questions over whether a crossing would be needed across Glebe Lane (it is assumed that this should be Hawbush Road) and the lack of access ramps to the existing temporary classrooms.

RELEVANT PLANNING POLICY

Unitary Development Plan

S1: Social Inclusion, Equal Opportunities and Social Wellbeing

S2: Creating a more sustainable Borough

S5: Local Distinctiveness

S6: Waste and Energy

S10: Quality Design

S14: Community Development

S16: Access and Movement

DD1: Urban Design

DD4: Development in Residential Areas

DD6: Access and Transport Infrastructure

DD7: Planning Obligations

DD8: Provision of Open Space, Sport and Recreation Facilities

DD9: Public Art

AM1: An Integrated, Safe, Sustainable and Accessible Transport Strategy

AM11: Cycling

AM12: Pedestrians

AM14: Parking

AM15: Personal Mobility

AM16: Travel Plans

CS3: Community Facilities

CS4: Education Provision

EP7 Noise Pollution

Supplementary Planning Guidance/Documents

Open Space, Sport and Recreation Provision SPD

Parking Standards and Travel Plans SPD

Planning Obligations SPD

PGN6: Highway considerations in development

PGN 14: Car parking standards

PGN 20: Access for people with disabilities

PGN 26: Landscaping and tree planting

National Planning Guidance

PPS1: Delivering Sustainable Development

PPS11: Regional Spatial Strategies

PPS12: Local Development Frameworks

PPG13: Transport

PPG24: Planning and Noise

ASSESSMENT

The main issues to consider with this proposal are:

- Principle
- Design
- Neighbour Amenity
- Access and Parking
- Planning Obligations
- Other Issues

Principle/Policy

The application site is previously developed land and the principle of development on the site is therefore considered acceptable. UDP Policy CS3 states that the provision of community facilities will be supported where they: meet a recognised need; are located within the community they are intended to serve; are easily accessible by public transport and do not adversely affect the character or amenity of the nearby area. UDP Policy CS4 states that land in educational use will be retained where there is a recognised need for such facilities.

Given that the application is for the redevelopment of an existing school facility and that it would not result in any increase in either the amount of floorspace or number of pupils attending the school it is considered that the proposal is acceptable with regard to the provisions of UDP Policies CS3 and CS4. The impact on the character and amenity of the local area will be considered later in this report.

UDP Policy DD4 (Development in Residential Areas) states that extensions and alterations to existing buildings within residential areas will be allowed subject to certain detailed criteria relating to such issues as highway safety and residential amenity. The detailed nature of the scheme will be assessed later in this report however it is considered that the principle of the development is wholly acceptable in terms of the relevant planning policies.

Design

The half of the existing school which would be retained will be re-pointed and essentially retained in its current form although the windows and rain water goods will be replaced.

The existing entrance building that currently connects the two wings of the school is a small flat roof structure that has no architectural merit. As part of this proposal the building would be redesigned with the flat roof being replaced with a pitched roof and the elevations being re-clad to improve its visual appearance. A small extension would be added to the side of the building to provide a lobby and reception area. The existing windows and doors will also be replaced in order to improve the visual appearance of the building.

The main extension being proposed would be located to the rear of the existing school building would have a roof that would be part mono-pitched and part flat roof. The mono-pitched element would be split into three sections and has been designed to sit below the ridge height of the existing school building which would limit its visual impact on the streetscene. The extension would have a green roof which would help to soften its visual appearance as well having a positive impact through the associated sustainability benefits.

The corridor that is proposed to link the school with the existing nursery unit would have two distinct elevations. The elevation facing the site boundary to the north east would be

timber clad with some window and door openings and the elevation facing into the site would be built of brick but would be predominantly glazed. The majority of the extension would have a flat roof with the section closest to the nursery building would have a projecting gable feature.

A canopy would be added to the north east facing elevation of the existing community room as well as a small extension on the elevation facing Hawbush Road in order to provide an entrance lobby, small office and toilets.

The existing chimney on the boiler room would be reduced in size and the brick/blockwork on that building would be given a new render finish.

It is considered that the design of the proposed extensions has been carefully considered to ensure that they remain subservient to the section of the existing school that would be retained. The extension and replacement roof to the existing main entrance would result in a significant visual improvement in that part of the building.

The proposed temporary classrooms are standard in design and are needed to provide accommodation during the construction period and will be removed from the site at the end of the contract. They would be located to the south west of the site in close proximity to the existing car park. Given that they are to be on the site for a temporary period only it is considered that they form an acceptable part of this development.

The rear extension and the link corridor have both been designed to ensure that the visual impact that they have on the existing building is as minimal as possible.

It is therefore considered that the proposed extensions are acceptable in terms of their design and that the scheme accords with the requirements of UDP Policies S10 (Quality Design) and DD1(Urban Design).

Neighbour Amenity

As stated above there are residential properties on the opposite side of both Hawbush Road and Bull Street. The main extension that is being proposed to the rear of the building would not be visible from Hawbush Road and would be in excess of 100 metres away from the boundary of the site that runs along Bull Street.

The proposed link building between the existing school and the nursery unit would also not be visible from the front of the site and would be in excess of 170 metres away from the boundary with Bull Street. It is therefore considered that the proposed rear extension and the link extension would not result in any detrimental impact upon residential amenity.

The extension and replacement roof that are proposed to the existing main entrance would result in a building that is larger than the existing structure. However that part of the building would remain single-storey and would be of similar scale to the main school building. The extension would also be located approximately 30 metres away from the residential properties along Hawbush Road and it is considered that the combination of the limited size of the extension and the separation distance between the school and the residential properties opposite is more than sufficient to ensure that there is no detrimental impact on residential amenity.

The proposed extension to the existing community room is also limited in size and the distance between that building and the closest residential property (approximately 45 metres) would ensure that it would not have a detrimental impact upon residential amenity.

The proposed temporary classrooms would be approximately 20 metres away from the site boundary and 40 metres away from the closest residential property. It is therefore considered that they would not result in a detrimental impact on the amenities of the occupiers of any neighbouring residential properties.

Access and parking

The proposed development also includes a new access point off Hawbush Road that would provide access into a new 28 space car park. The Council's Highway Engineers have undertaken an assessment of the scheme and have raised no objections to the proposal subject to various conditions. In addition they have requested that a School Safety Zone is established along Hawbush Road.

This would consist of a red road surface, school zone markings and vehicle speed actuated flashing signs to warn motorists if they are travelling too fast. As this is development by the Council, this contribution would have to be paid through or transfer to the highways budget rather than a Section 106 Agreement.

Planning Obligations

Given that the application would not result in an increase in either the amount of floorspace at the school or the number of pupils or teachers attending it the proposed development does not attract any planning obligations.

Due to the creation of a new access point onto Hawbush Road the Council's Highways Engineers have requested a financial contribution of £10,000.00 to help implement a School Zone. As stated above this would be dealt with through an internal transfer of funds rather than a S106 agreement. The agent has been made aware of the request.

In addition an obligation should also be placed on the developer to enter into a Local Employment Statement in order to provide for economic and community development benefits. This could be in the form commitments to sourcing building materials locally and the provision of jobs for local people in both the construction and end-use phases.

CONCLUSION

The proposed development is of acceptable design and would cause no significant harm to neighbour amenity. Consideration has been given to policies S1 Social Inclusion, Equal Opportunities and Social Wellbeing, DD1 Urban Design, DD4 Development in Residential Areas, DD6 Access and Transport Infrastructure, DD7 Planning Obligations, CS3

Community Facilities and CS4 Education Provision of the Dudley Unitary Development Plan.

RECOMMENDATION

It is recommended that the application be approved subject to the following conditions:

- a) a sum of £10,000.00 being transferred to the Council's highways budget prior to commencement of the development and an obligation being placed on the developer to enter into a Local Employment Statement in order to provide for economic and community development benefits.
- b) the following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary

CONDITIONS

The development hereby permitted shall be built in accordance with the approved plans numbered A002, A001, A201 Rev3, A003, A005, A200 Rev2, A300, A301, A303, A304, A305, A400, A402 and A500 unless otherwise agreed in writing by the Local Planning Authority.

Conditions and/or reasons:

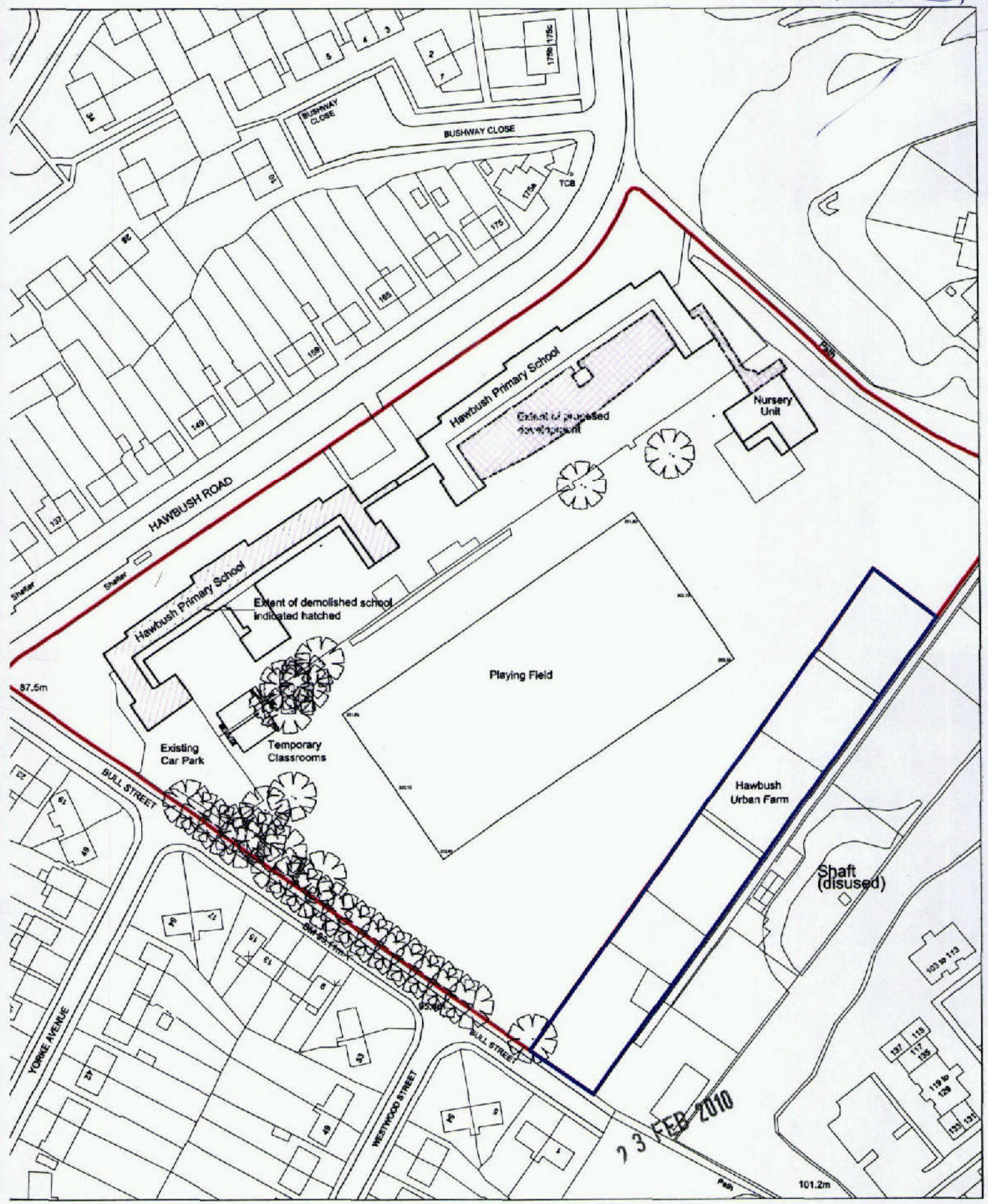
1. A scheme produced in partnership with the Council, Future Skills Dudley and Job Centre Plus for the scheme shall address as a minimum, measures to increase the number of jobs open to local people available on the site and the development of initiatives that support activities to upskill local unemployed people of working age so as to support them into sustained employment as outlined in the council's Planning Obligations Supplementary Planning Document.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. Prior to the commencement of development, details of the types, colours and textures of the materials to be used on the external surfaces of the buildings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.
4. Prior to the commencement of development, details of the proposed hedge, fences and gates to be installed on the whole site shall be submitted to and approved in

writing by the Local Planning Authority. These details shall include location of boundary treatment. Elevation details shall also be supplied, or planting species/distances, as appropriate. The development shall proceed in accordance with the approved details, which shall be installed on site prior to occupation and thereafter maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

5. 4) Prior to the commencement of development a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The management of construction traffic shall be carried out in full accordance of the approved Plan for the duration of the construction period.
6. The development hereby approved shall not be occupied until a Travel Plan has been submitted to and approved in writing by the local planning authority, including details of a Travel Plan Co-ordinator, Staff Travel Survey, Car Parking Management, Walking and Cycling initiatives, Publicity and Marketing, Set targets and monitoring and to join Company Travel Wise in Dudley together with a timetable for the implementation of each such element. The Travel Plan shall be implemented in accordance with the details approved by the local planning authority and remain operational for the life of the development.
7. Development shall not begin until a comprehensive written site investigation strategy (in a form to be agreed with the local planning authority), has been submitted to and approved by the local planning authority. Such a strategy shall facilitate the identification of ground gases and vapours that have the potential to pose a risk to human health and the wider environment. Where the investigations identify the presence of ground gases and vapours, development shall not begin until a scheme to protect the development from the effects of such gases and vapours has been submitted to and approved by the local planning authority. Such a scheme shall: include provisions for validation monitoring & sampling; be implemented in accordance with the approved details before the development is first occupied; and be retained throughout the lifetime of the development.
8. 7) The operation of fixed plant and/or machinery associated with the development shall not cause background noise levels at any nearby dwelling to be exceeded by a Noise Rating Level of more than 5 dB(A), as assessed under the methodology of BS 4142 (1997) (Method for rating industrial noise affecting mixed residential and industrial areas) and/or its subsequent amendments.
9. Prior to the commencement of development a scheme containing full details of arrangements for internal air extraction, odour control, and discharge to atmosphere from cooking operations, including any external ducting and flues, shall be submitted to and approved in writing by the Local Planning Authority. The works detailed in the approved scheme shall be installed in their entirety before the use hereby permitted is commenced. The equipment shall thereafter be maintained in accordance with the manufacturer's instructions and operated at all times when cooking is being carried out unless otherwise agreed beforehand in writing with the Local Planning Authority.
- 10.9) Notwithstanding the details shown on the approved plans details of the proposed chimney attached to the boiler room shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development will be carried out in full accordance of the approved details prior to the development hereby approved first coming into use and shall be retained as such thereafter.

- 11.10) Notwithstanding the details submitted with the approved application full details of the proposed covered timber amphitheatre class room as depicted on plan reference A201 Revision 3 prior to the commencement of development and shall be approved in writing by the Local Planning Authority. The scheme shall be developed in full accordance with the approved details and shall be retained as such thereafter.
12. The two temporary mobile classrooms shall be removed from the site within one month of the approved development first being brought into use.

Location Plan - P1000001



Title
**Hawbush Primary
 Location Plan**



Scale
1:1250

Date
10.12.09

Drawn
LST

Job Number
AMPH401

Dwg. no.
A002

Rev.

Dudley Property Consultancy

3, St. James's Road, Dudley, West Midlands DY1 1HZ
 Directorate of Law and Property
 Dudley Metropolitan Borough
 Director of Law and Property
 J. Polychronakis, L.L.B Solicitor
 Head of Dudley Property Consultancy
 B. Gordon, B.Comm., Dip.M., M.B.A.

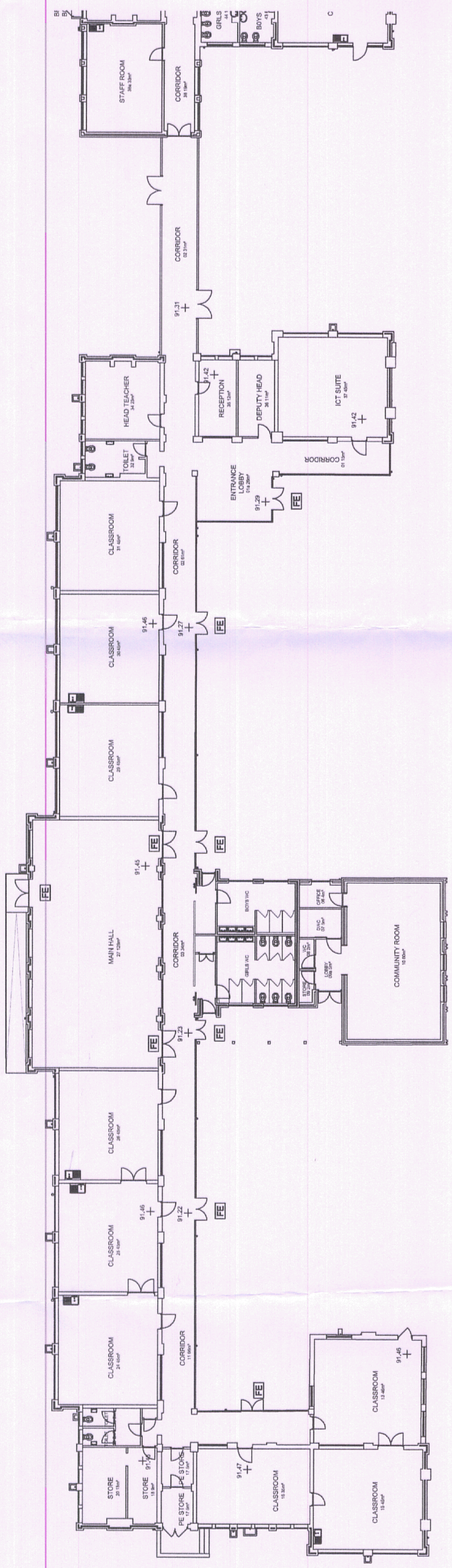
Ordnance Survey H.M.S.O.
 Licence Number LA 075171.

Ex. 309 Ground Floor Plan (A1)

Dudley
Metropolitan Borough Council

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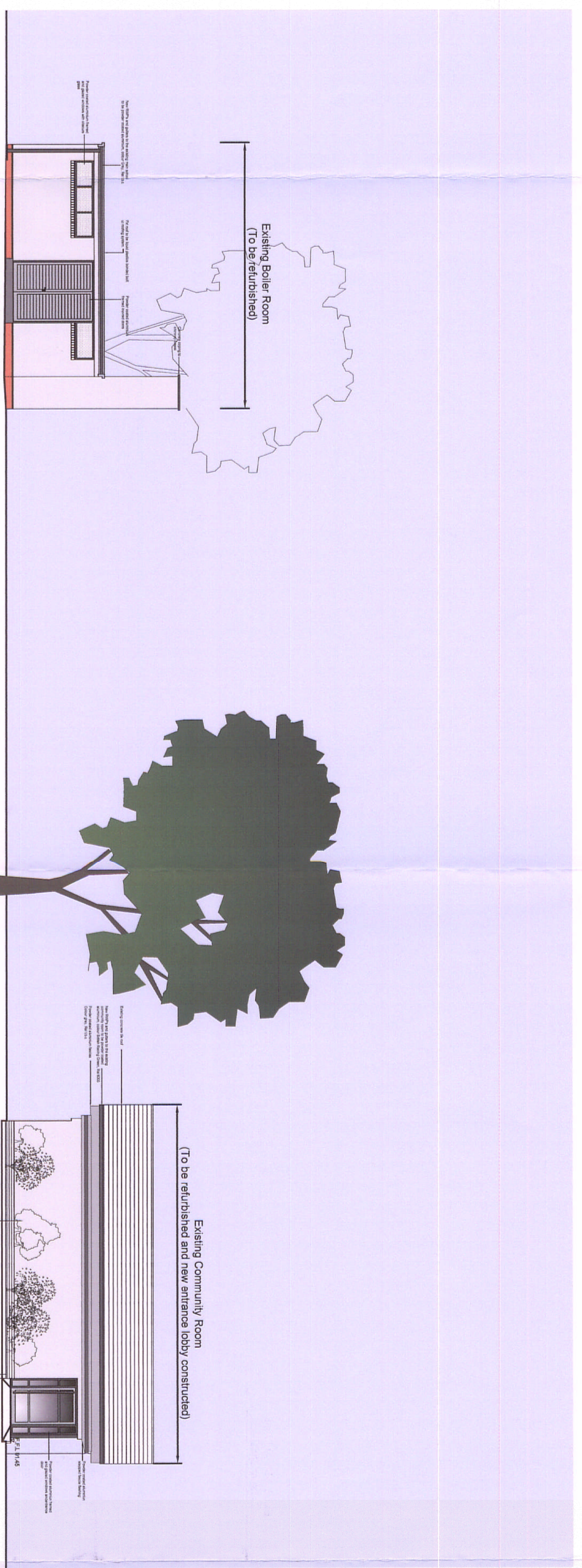
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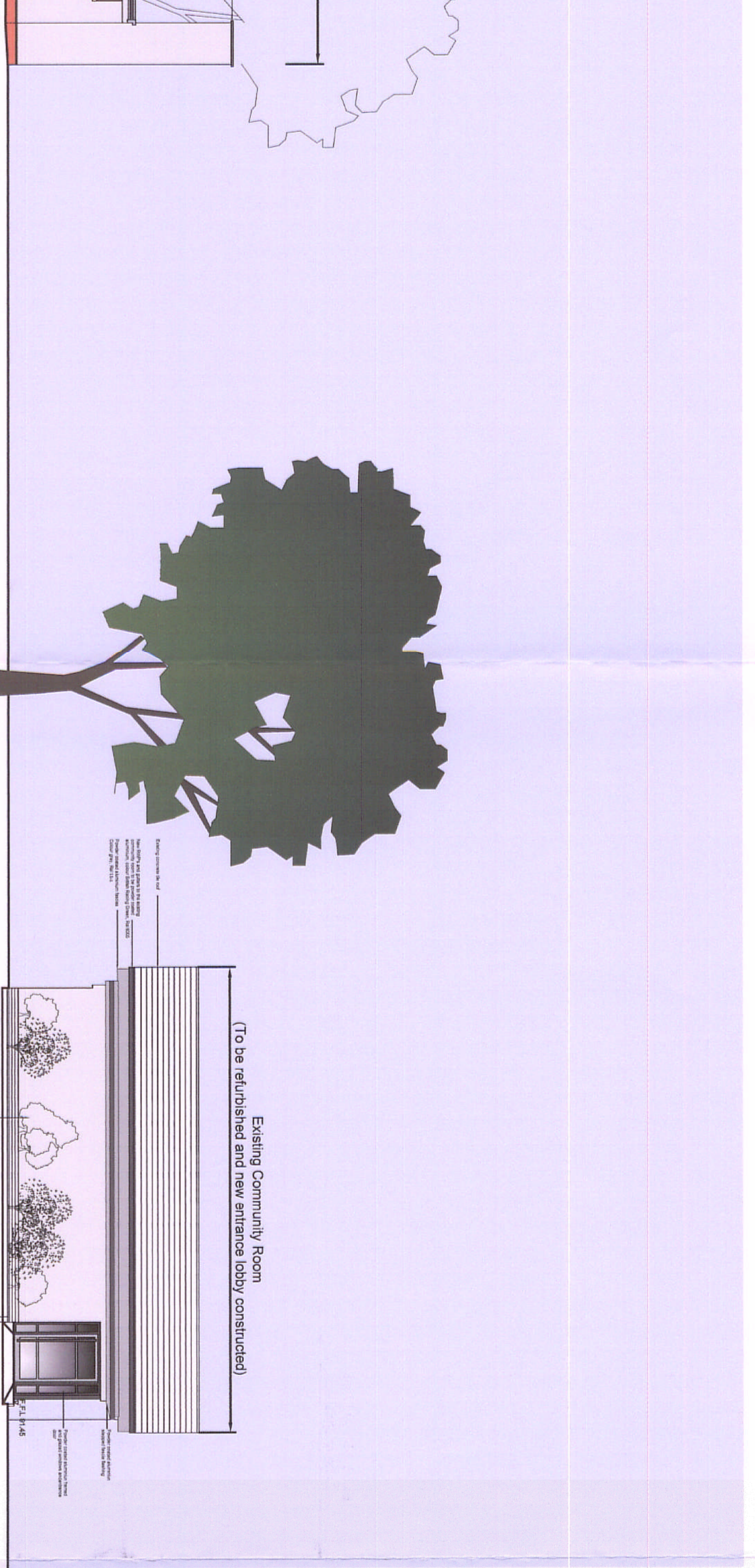
Boiler Room Elevation
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NOTES



Existing Boiler Room



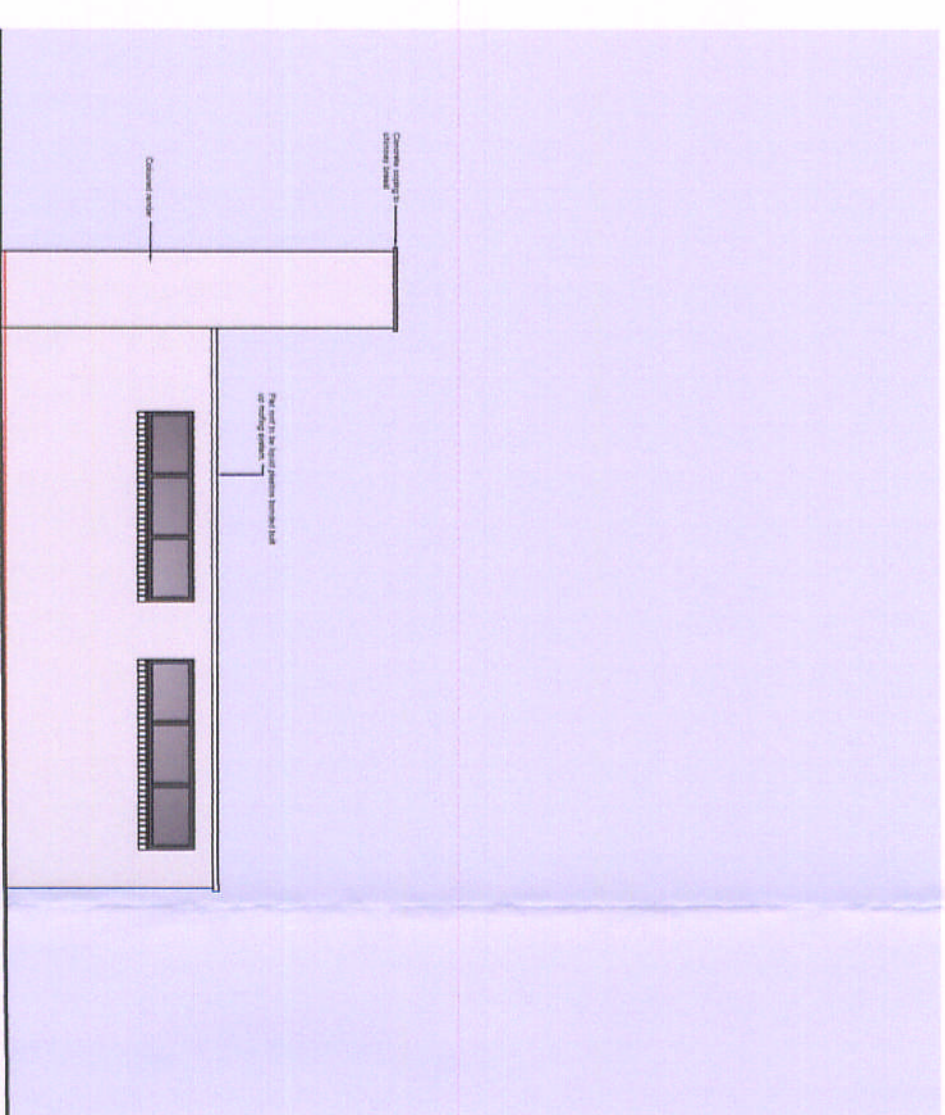
Existing Community Room



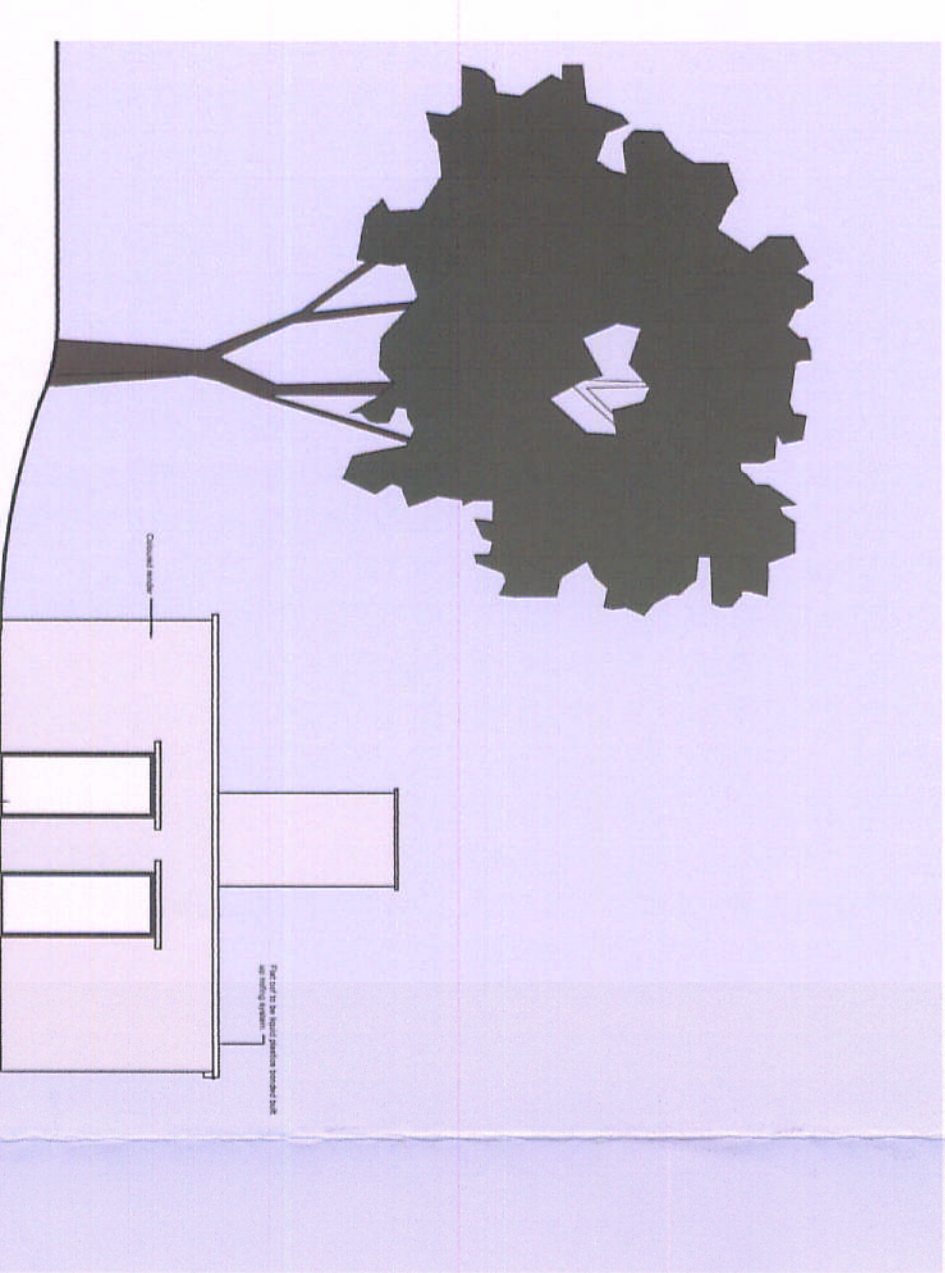
Existing Community Room



Proposed South West Elevation
Boiler Room



Proposed South East Elevation
Boiler Room



Proposed South West Elevation
Boiler Room

Corporate Property
PRELIMINARY DRAWING
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23 FEB 2010

REV	DATE	DESCRIPTION	BY

Corporate Property
3, St. James's Road, Dudley, West Midlands DY1 1HZ
Directorate of Law, Property & Human Resources,
Dudley Metropolitan Borough Council
Interim Director:
Philip Park, LL.B.
Assistant Director:
B. Gordon, B.Comm., M.B.A., M.Sc.



PROJECT
Hawbush Primary School
Remodelling of School
DRAWING
Proposed Community Room and
Boiler Room Elevations

Scale	Date	Drawn
1:100	17.02.10	LST

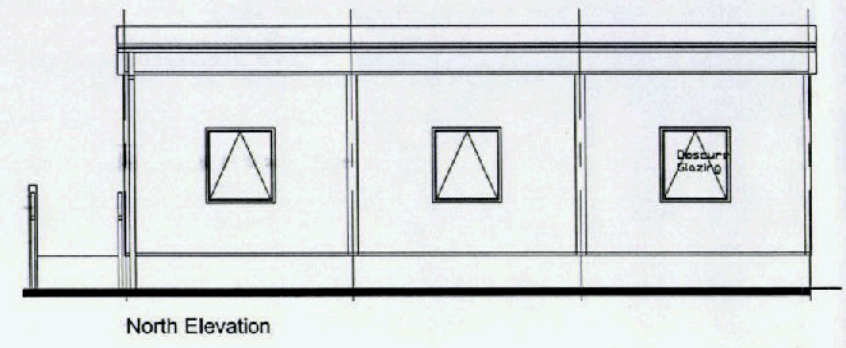
Job Number	Drawing Number	Revision	Proj Sheet No. A
AMPH401	A304		

Elevations of Temporary Classrooms

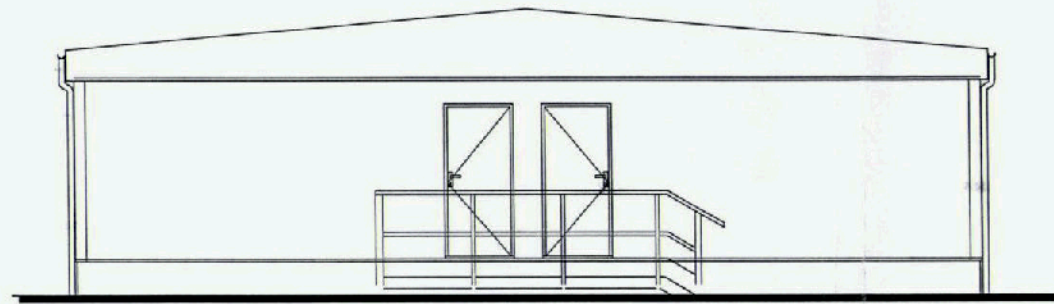
10/10/09

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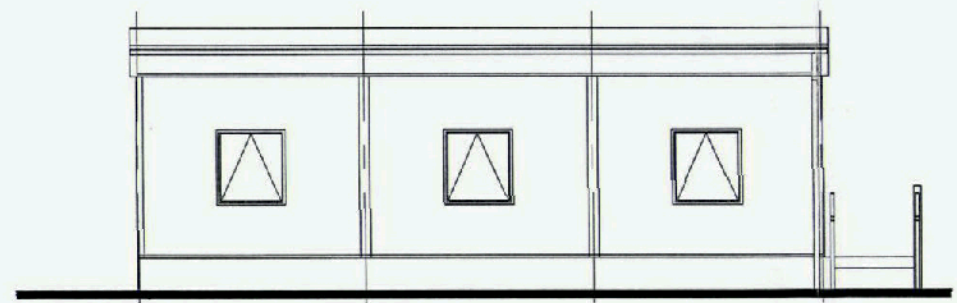
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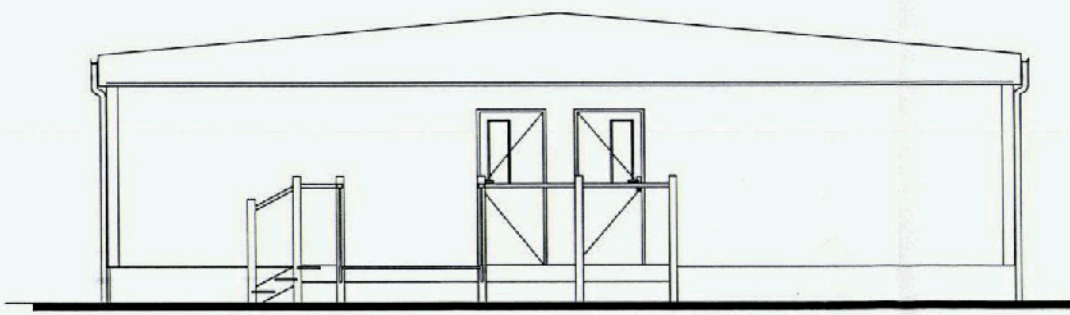
North Elevation



West Elevation



South Elevation



East Elevation




REV	DATE	DESCRIPTION	BY

Dudley Corporate Property
 3, St. James's Road, Dudley, West Midlands DY1 1HZ

Directorate of Law, Property & Human Resources.
 Dudley Metropolitan Borough Council

Interim Director
 Philip Tart, LL.B.

Assistant Director
 B. Gordon, B.Comm., M.B.A., M.Sc.



PROJECT
Hawbush Primary School

DRAWING
Elevations of Temporary Classrooms

Scale	Date	Drawn	
1:100	14.11.09	GR	
Job Number	Drawing Number	Revision	Plot Sheet size
AMPH 401	A305	.	A3

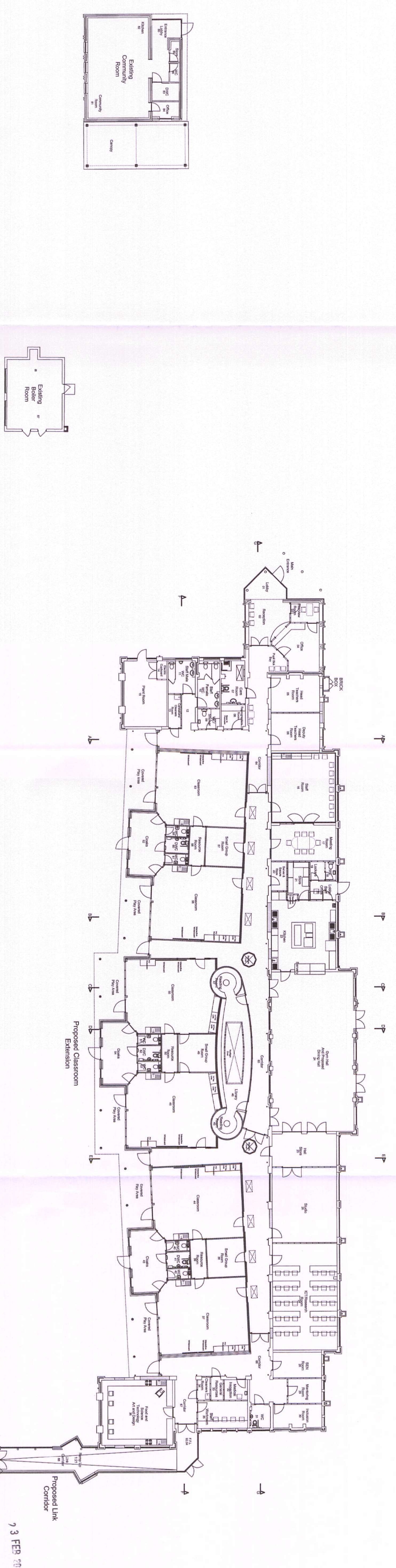
CAD ref:
 P:\Projects\AMPH401\Hawbush Primary School - Feasibility Study for Remodelling of School\Project Administrator\Drawings\Current\A305 Proposed Temporary Classroom Elevations

23 FEB 2010

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NOTES

Existing Main School to be
Refurbished



REV	DATE	DESCRIPTION	BY
1	30.11.09	Classroom plan geometry revised. Existing Boiler Room to remain	LST
2	21.01.10	Rooflights indicated	LST

Corporate Property
 3, St. James's Road, Dudley, West Midlands DY1 4HZ
 Directorate of Law, Property & Human Resources,
 Dudley Metropolitan Borough Council
 Interim Director
 Phillip Park, LLB.
 Assistant Director
 B. Gordon, B.Com., M.B.A., M.Sc.

PROJECT
 Hawbush Primary School
 Remodelling of School
DRAWING
 Proposed Ground Floor Plan

Scale	Date	Drawn	
1:200	22.09.09	LST	
Job Number	Drawing Number	Revision	Print Sheet size A1
AMPH401	A200	2	

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