

PLANNING APPLICATION NUMBER: P15/0440

Type of approval sought	Full Planning Permission
Ward	Belle Vale
Applicant	Halesowen College
Location:	HALESOWEN COLLEGE, WHITTINGHAM ROAD, HALESOWEN, WEST MIDLANDS, B63 3NA
Proposal	ERECTION OF A TWO STOREY BUILDING TO CREATE A PERFORMING ARTS CENTRE
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site is a further education college occupying a plot of 5.2 hectares set within a predominantly residential area. The College has previously been extended. The college site consists of buildings of varying age and of mainly two-storey construction.
2. The application site is bound to the west by the playing fields associated with Newfield Primary School. Beyond the school site is a row of residential properties fronting Greenbush Drive. There is a distance of 189m between the common boundaries of these residential properties and the college site. Opposite the application site on the other side of Whittingham Road is an area of Playing Fields and an informal car park.

PROPOSAL

3. This application seeks approval for a new teaching block to provide a Performing Arts facility. The proposed Performing Arts Centre would provide students with bespoke accommodation for both the rehearsals of, and the performance of music, drama and dance. At present this element of the college curriculum is provided off site in hired venues.

4. The proposed building would be sited centrally within the site being freestanding adjacent to the existing block 3 and 6. This area is currently underutilised with two large mobile classrooms being present. The proposed building would be two-storey/two and a half storey in height and internally it would have two floors and a mezzanine. The proposed building would be brick facing with the use of flat roof designs of varying height.

5. No further parking is proposed as part of the proposed development as there would be no increase in pupil numbers as a result of the scheme. It is proposed to utilise the previous construction compound (to be returned to a car park) to facilitate the proposed development.

HISTORY

6.

APPLICATION	PROPOSAL	DECISION	DATE
P04/0627	Erection of 6 mobile buildings.	Approved until 30/09/07	24/05/2004
P06/0171	Erection of new educational building	Refused	27/04/2006
P06/1639	Erection of new educational building	Refused	01/03/2007
P08/1409	Erection of 3 No. 2/3 storey education buildings (Blocks 9, 10 and 11) Phase 2 of the redevelopment of Block 'O' with associated parking and servicing, hard and soft landscape works and provision of an all-weather multi games playing surface	Approved with Conditions	13/01/2009
P10/0957	Installation of external canopy to cover part of the children's external play area.	Approved with Conditions	08/10/2010
P12/0429	Variation of Condition 22 of planning approval P08/1409 to enable a minor material amendment to the external appearance of Block 10.	Approved with Conditions	02/07/2012
P12/0978	Variation of Condition 22 of planning approval P08/1409 to enable a minor material amendment to the external appearance of Block 11, car parking layout and landscaping.	Approved with Conditions	20/09/2012
P12/0999	Erection of two storey building comprising sports changing facilities and storage. Erection of floodlighting.	Approved with Conditions	27/09/2012
P13/0439	Erection of an indoor climbing centre adjacent to block 6	Approved with Conditions	06/06/2013
P14/1140	Erection of a two storey building to create a Performing Arts Centre	Approved with Conditions	01/10/2014

7. Key changes between this application and approved application P14/1140:
- Performing arts block would now be stand alone rather than linked to block 3.
 - Amended entrance design
 - Relocated windows
 - Varied external appearance with flat roof finishes and plant room to roof
8. Since the previous approval a tender process commenced, and a formal consultation with Dudley Metropolitan District Council Building Control Officers and Fire Officers was held, officers informed the College that the approved glazed link would be required to be a sterile environment as it would form the primary escape route for the block. Further, the College were advised that the existing classroom windows to Block 3 would be required to be removed and replaced with non-opening windows formed of fire rated glass. Whilst this would be an option, it would reduce natural air flow to the existing classrooms, whilst also deeming the proposed glazed link an unusable space for that for which it was originally intended as an exhibition/break out space.

PUBLIC CONSULTATION

9. Notification letters were sent to the occupiers of 66 neighbouring properties and the application was also advertised through the posting of a site notice and through the publication of an advert in a local newspaper. As a result a total of 4 objections have been received raising the following issues:
- Parking Availability (students cannot park on the existing car park).
 - Highway safety associated with vehicles parking on the highway network
 - Concerns with emergency access, pedestrians being forced into the road and conflict with the coach movements.
 - No updated travel plan
 - Loss of privacy
 - Increased traffic fumes
 - Litter and noise and disturbance

OTHER CONSULTATION

10. Group Engineer (Highways): No objections to the proposed scheme subject to further detail in relation to the proposed construction process and associated parking arrangements.
11. Head of Environmental Health and Trading Standards: No objections to the proposed scheme.

RELEVANT PLANNING POLICY

12. National Planning Policy Framework (NPPF) (2011)
13. Saved Unitary Development Plan Policies (2005)
 - DD1 Urban Design
 - DD4 Development in Residential Areas
14. Supplementary Planning Documents
 - Parking Standards (2012)

ASSESSMENT

15. The main issues are
 - Principle
 - Design
 - Neighbour Amenity
 - Car Parking

Principle/Policy

16. The principle of the proposed development is considered to be acceptable as it would fall within the curtilage of an education facility where this type of development is generally characteristic. Further there is an extant permission in place for a development of a very similar character and description. In this regards the proposed development would comply with the requirements of saved policy DD4 – Development in Residential Areas of the UDP (2005).

Design

17. Block 6 is a modern structure with block 3 being of a more traditional appearance being red brick and finished with a hipped roof. The proposed development is of a design that sits well within this context with the use of contemporary roof designs and a facing brick finish/contemporary material. Whilst the roof height is higher than that of the previously approved scheme the development is not considered to be visually prominent given the siting of the proposed block centrally within the site. Given the nature of the site, with many of the existing buildings being of a recent construction with a modern appearance, the proposed extension would be in accordance with the requirements of saved UDP policy DD1 – Urban Design (2005).

Neighbour Amenity

18. There would be no detrimental impact on the amenities of the occupiers of surrounding residential properties due to the siting of the proposed extension centrally within the site. These comments are supported by the Head of Environmental Safety and Health and on this basis the proposed scheme would be consistent with the requirements of saved policy DD4 – Development in Residential Areas of the UDP (2005).

Highway Safety

19. The majority of the objections that have been received make reference to parking and highway issues.
20. The proposed facility would not result in the net increase of pupils attending the college. The Group Engineer (Highways) did raise concerns with the scheme due to the continued use of a car parking area to the north of the site as the building compound during the construction process for the proposed building. This area was used as a construction compound for during the construction of the previously

approved building and was due to be reinstated as a parking area following the completion of that development.

21. Following those concerns further information has now been provided by the applicant which confirms that this compound will now be re-instated as a car park in advance of this development commencing which would provide an additional 24 parking spaces over the current situation.
22. This will be achieved through the provision of a separate contractor's compound within the curtilage of the college site on an area that is not used for car parking. A statement provided by the college goes onto state that *"contractors are not allowed to park on site and this information is provided and made very clear to contractors at the initial pre-commencement meetings, and is stated within minutes of meetings. This has always been adhered to and has been highly effective. The College advises them that they should seek parking locations away from the College and away from the immediate residential areas. It should be noted that over a ten year period of development, the College has not received any complaints whatsoever in regard to contractor parking. Contractor parking, access, egress and management of development has always been highly effective and has operated well"*.
23. On this basis it is considered as appropriate to condition the proposed construction plan/phasing to allow the Local Planning Authority to review these details prior to commencement of the development proposed. Given this additional information, and subject to an appropriate condition the proposed development would be in accordance with the requirements of the Parking Standards SPD (June 2012).
24. It is accepted that there is a current issue with indiscriminate parking around the site. However, the planning policy requirement for additional on-site car parking would only apply if additional pupils were proposed as part of the development. In this instance the applicant has stated that there will be no increase in enrolment to the college and that the proposed development would reduce the number of vehicular trips associated with the college site by removing the necessity to

transport students to off site, hired facilities. This view is shared by the Group Engineer (Highways).

CONCLUSION

25. The proposed development would have no detrimental impact on residential amenity of the surrounding area in accordance with the requirements of saved policies DD1 – Urban Design and DD4 – Development in Residential Areas of the UDP (2005).

RECOMMENDATION

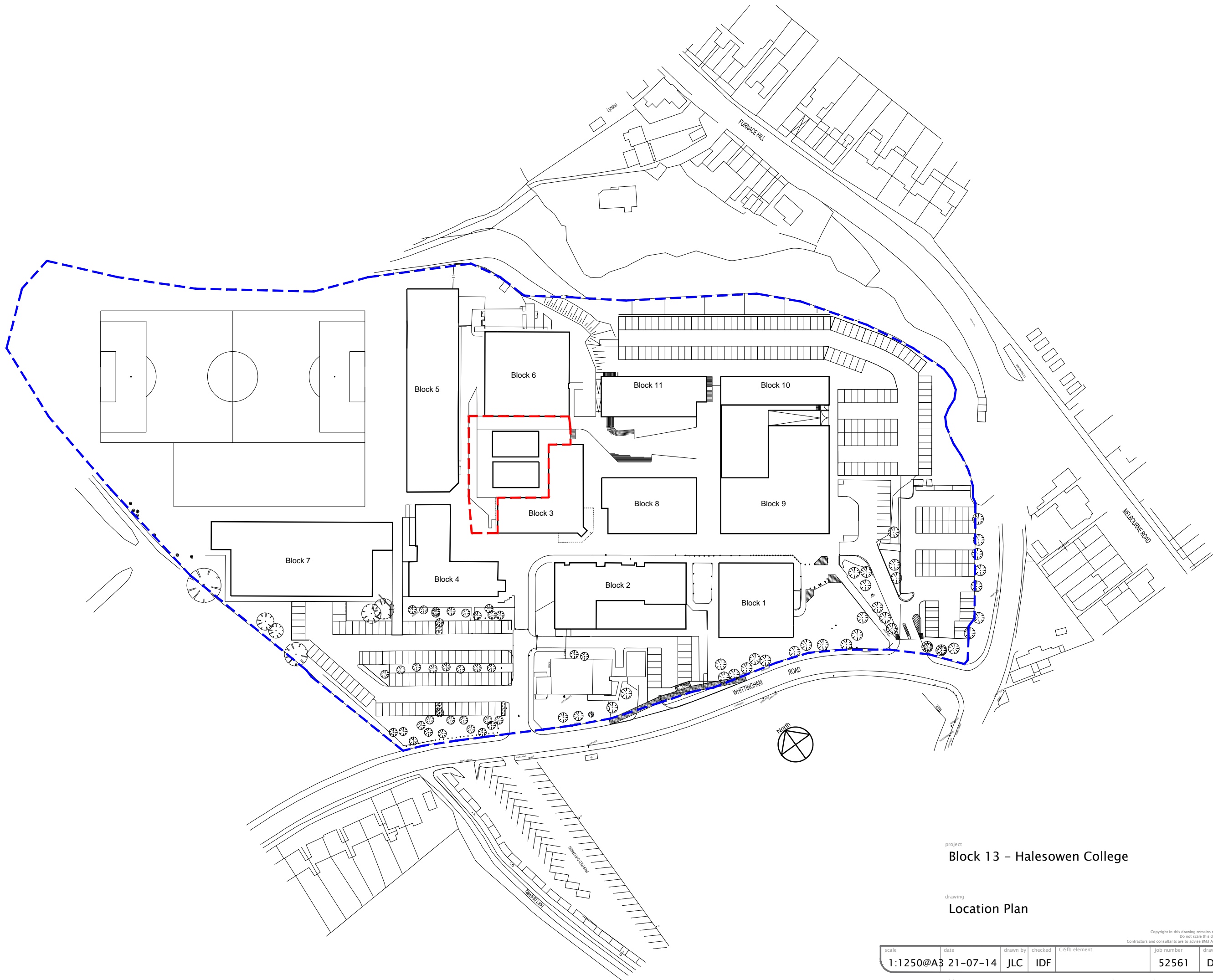
26. It is recommended that the application be APPROVED subject to the following conditions:

Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Job Number 52561 Drawing Numbers L(90)001 revision A, D003 revision B, D007, D006, D001 revision A, D004 revision A, D005 revision B, D002 revision A and L(2-)200 revision A.
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. The development hereby permitted shall not commence until details of the materials to be used to the proposed hardsurfacing (including colour, finish and texture) and details for the disposal of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. These details should include the provision for ensuring no surface water runs onto the public highway and is disposed of within the curtilage of the application site.
5. Prior to commencement of the development hereby approved a schedule for timings/phasing of the construction process shall be submitted to and approved in writing by the Local Planning Authority. This schedule shall include timings for the release of the car park to the north of the site, marked as green on plan number 006 revision C, details of the contractors compound including details of reinstatement following completion of the development and information relayed to contractors in relation to parking arrangements during the construction. The

construction process should be carried out in strict accordance with these agreed details unless otherwise agreed in writing by the Local Planning Authority.

6. Within 12 months of first occupation of the building hereby approved a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the piece(s) of on site public art, designed by pupils or local artists, proposed on the site. The scheme shall include the design, location and timing for the implementation. All works shall be carried out in accordance with the agreed details and shall be maintained for the life of the development unless otherwise agreed in writing by the Local Planning Authority.
7. Prior to the development first being brought into use details of nature conservation enhancement measures to be installed on-site shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be installed on the site in full prior to the building hereby approved first being brought into use and shall be retained thereafter for the life of the development.
8. No development shall commence until an Economic and Community Development Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement 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. The development shall be implemented in accordance with the approved Statement and retained in accordance with the Statement for the lifetime of the development.
9. Prior to commencement of the development hereby approved an updated Travel Plan shall be 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 updated each year and implemented in accordance with the details approved by the Local Planning Authority and remain operational for the life of the development.
10. Prior to the commencement of development a timetable for the laying out of the car parking areas shown on the approved layout plan, ensuring such areas are satisfactorily levelled, surfaced and drained, shall be submitted to, and agreed in writing by, the Local Planning Authority. The parking areas shall then be laid out in accordance with the approved timetable. Those areas shall not thereafter be used for any other purpose unless otherwise agreed in writing with the Local Planning Authority.

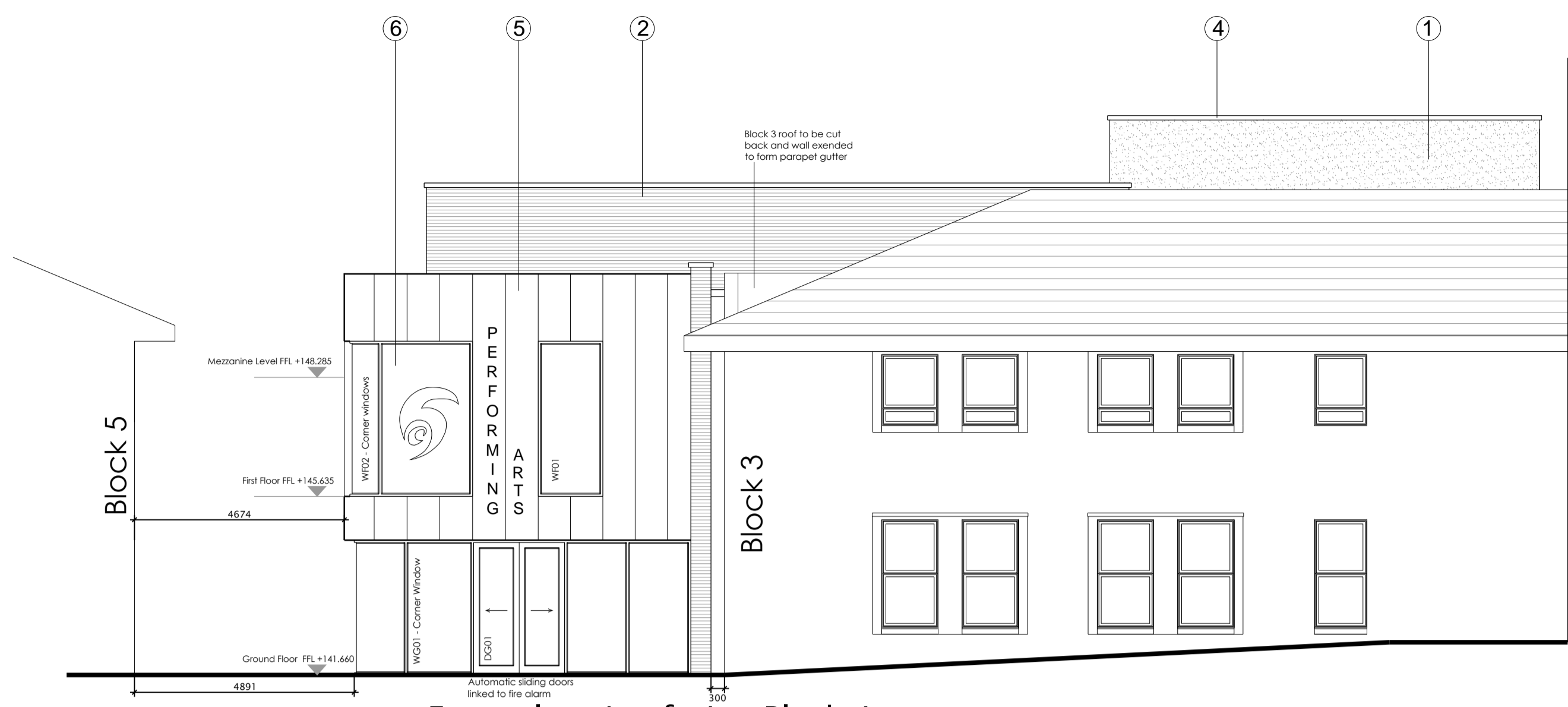


project
Block 13 - Halesowen College

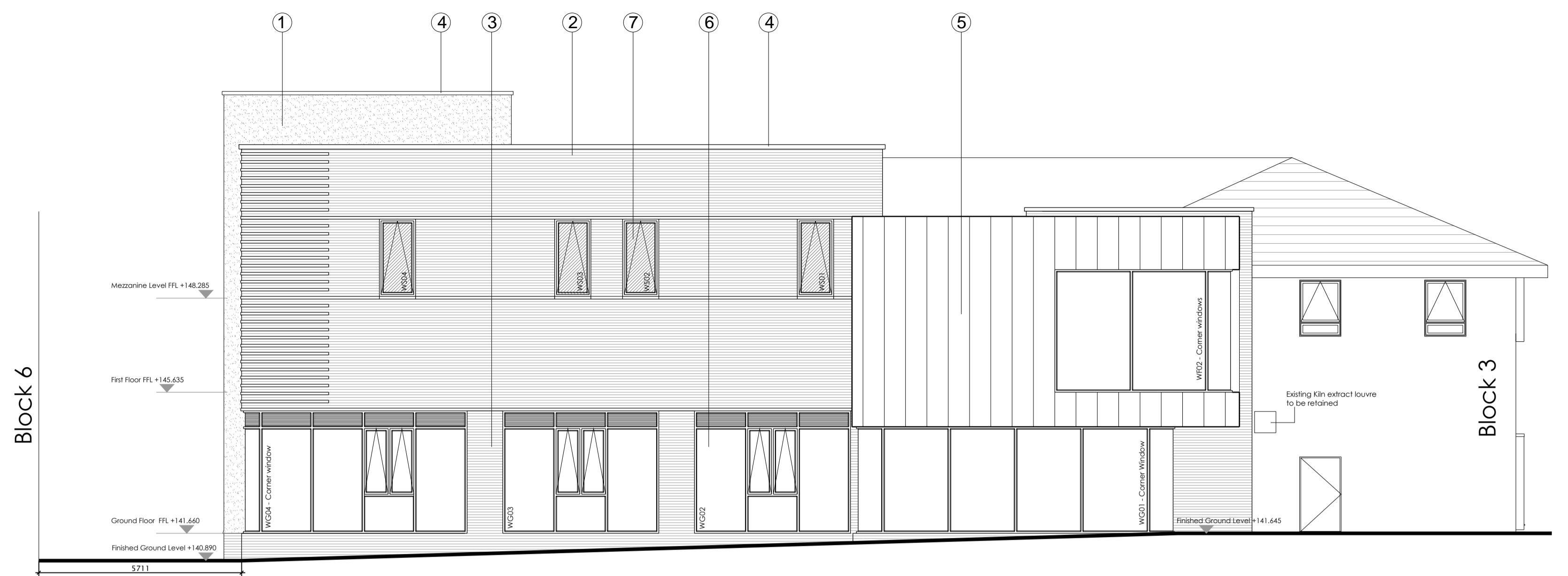
drawing
Location Plan

scale	date	drawn by	checked	CIS/b element	job number	drawing number	revision
1:1250@A3	21-07-14	JLC	IDF		52561	D006	
revision							date by

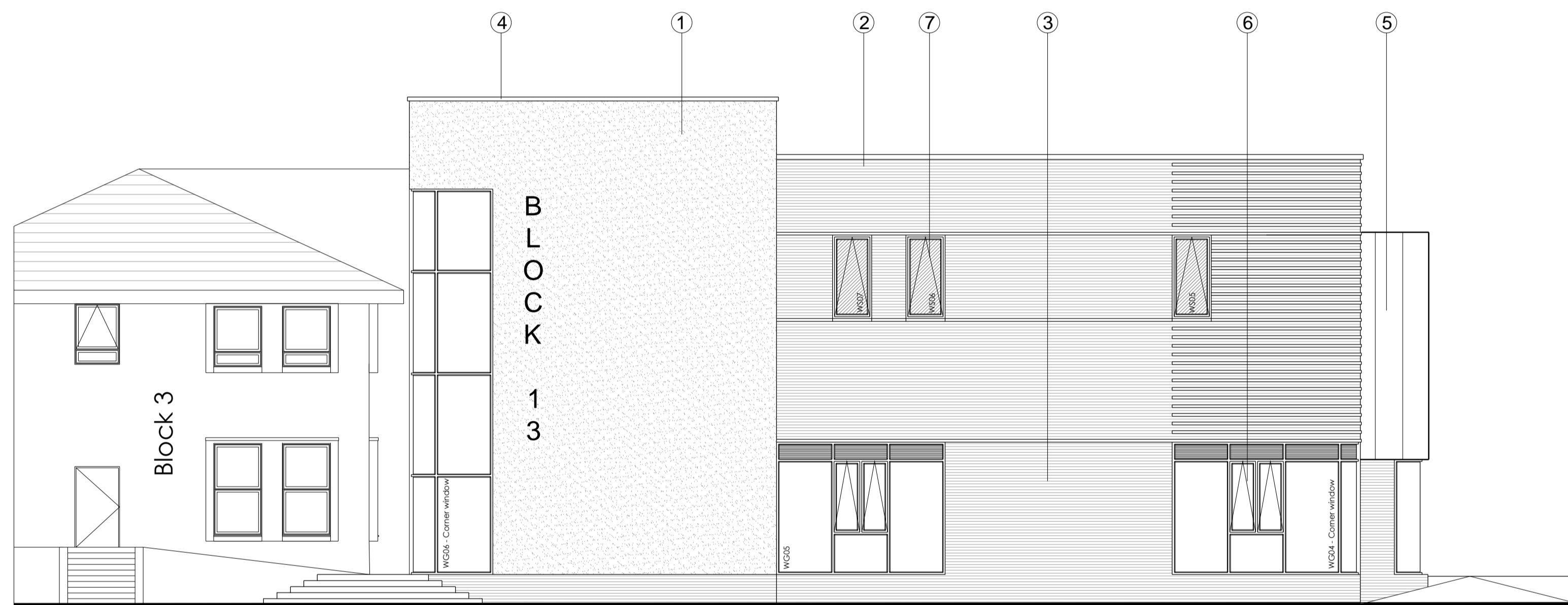
Notes
 Copyright in this drawing remains the property of BM3 Architecture Limited.
 Do not scale this drawing. Work to figured dimensions only.
 Contractors and consultants are to advise BM3 Architecture Limited of any discrepancies.



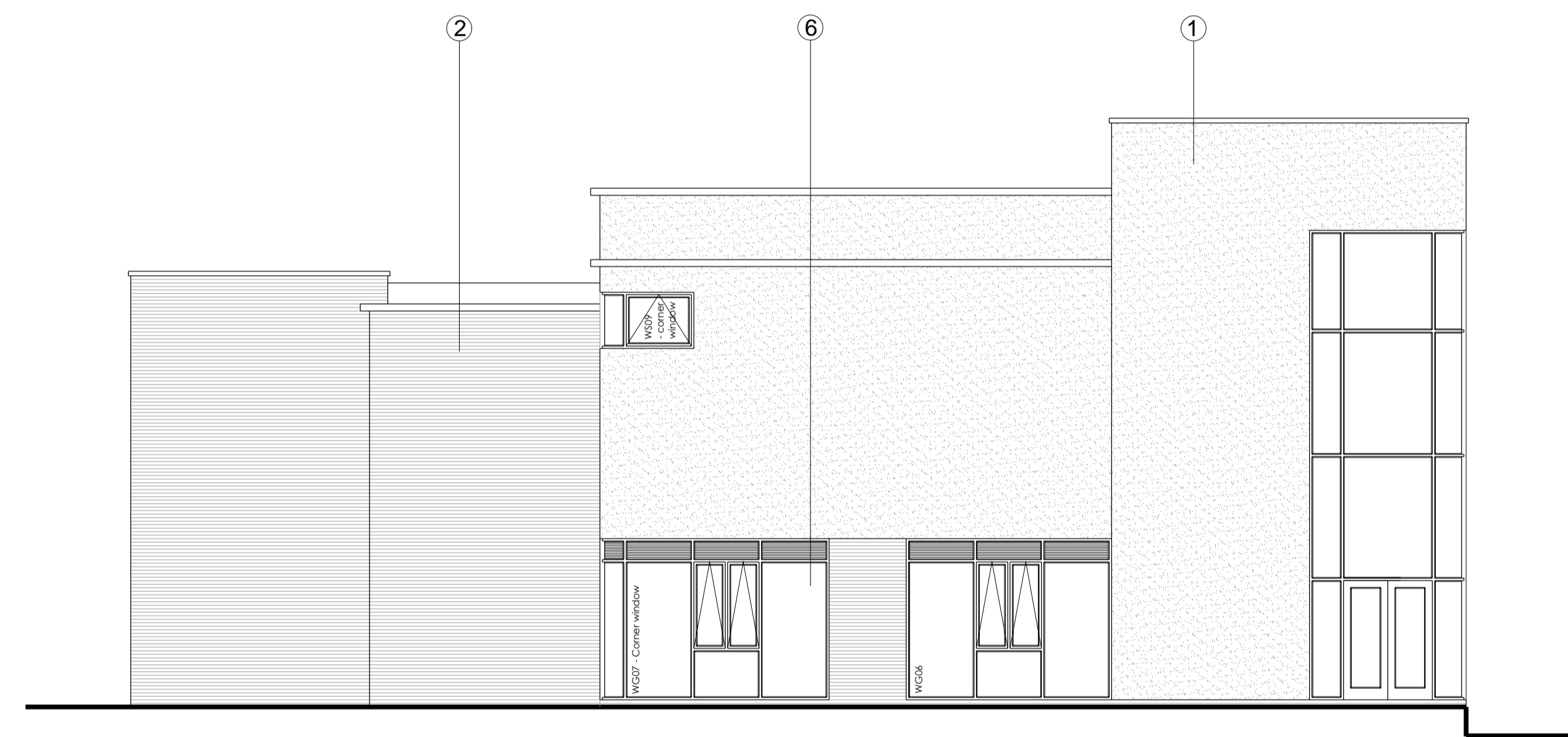
a - Front elevation facing Block 4



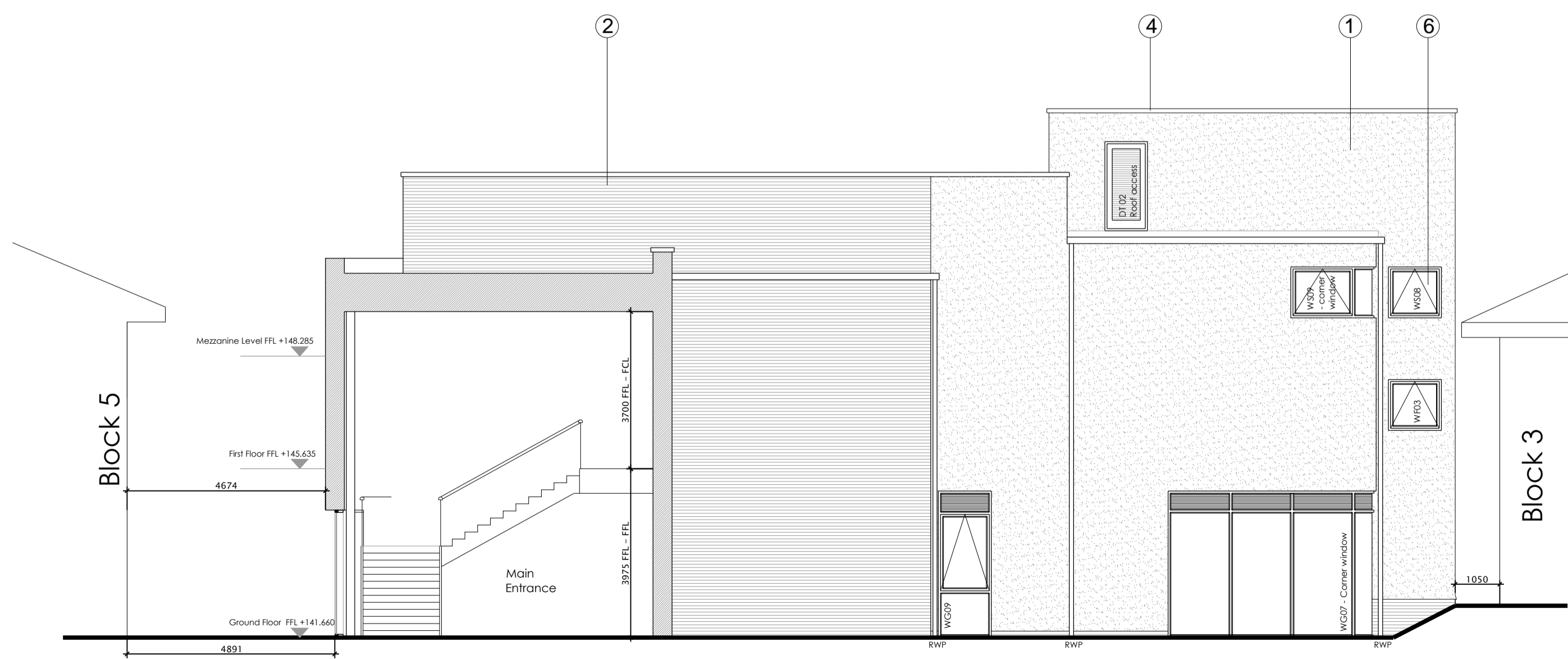
b - Side Elevation facing Block 5



c - Rear Elevation facing Block 6



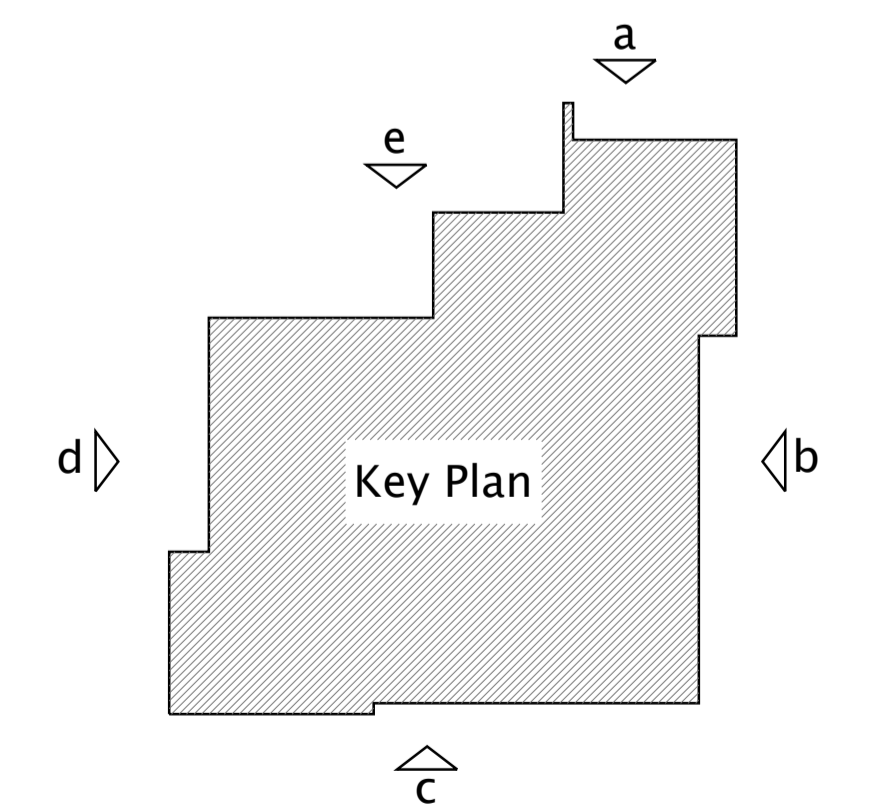
d - Rear Elevation facing Block 6



e - Courtyard Elevation 2

Materials Legend:

1. Smooth white colour thru render
2. Facing brickwork to match block 3 with hit and miss feature banding
3. Blue facing brickwork to match Block 5 upto window head
4. Dark grey Single ply membrane flat roof with PPC aluminium soffit and fascia - RAL: 7015
5. Anodised aluminium standing seam cladding
6. PPC aluminium window, doors and curtain walling colour RAL: 7015
7. PPC aluminium window colour RAL: 7015 with look-a-like glazing



PRELIMINARY

Block 13 - Halesowen College

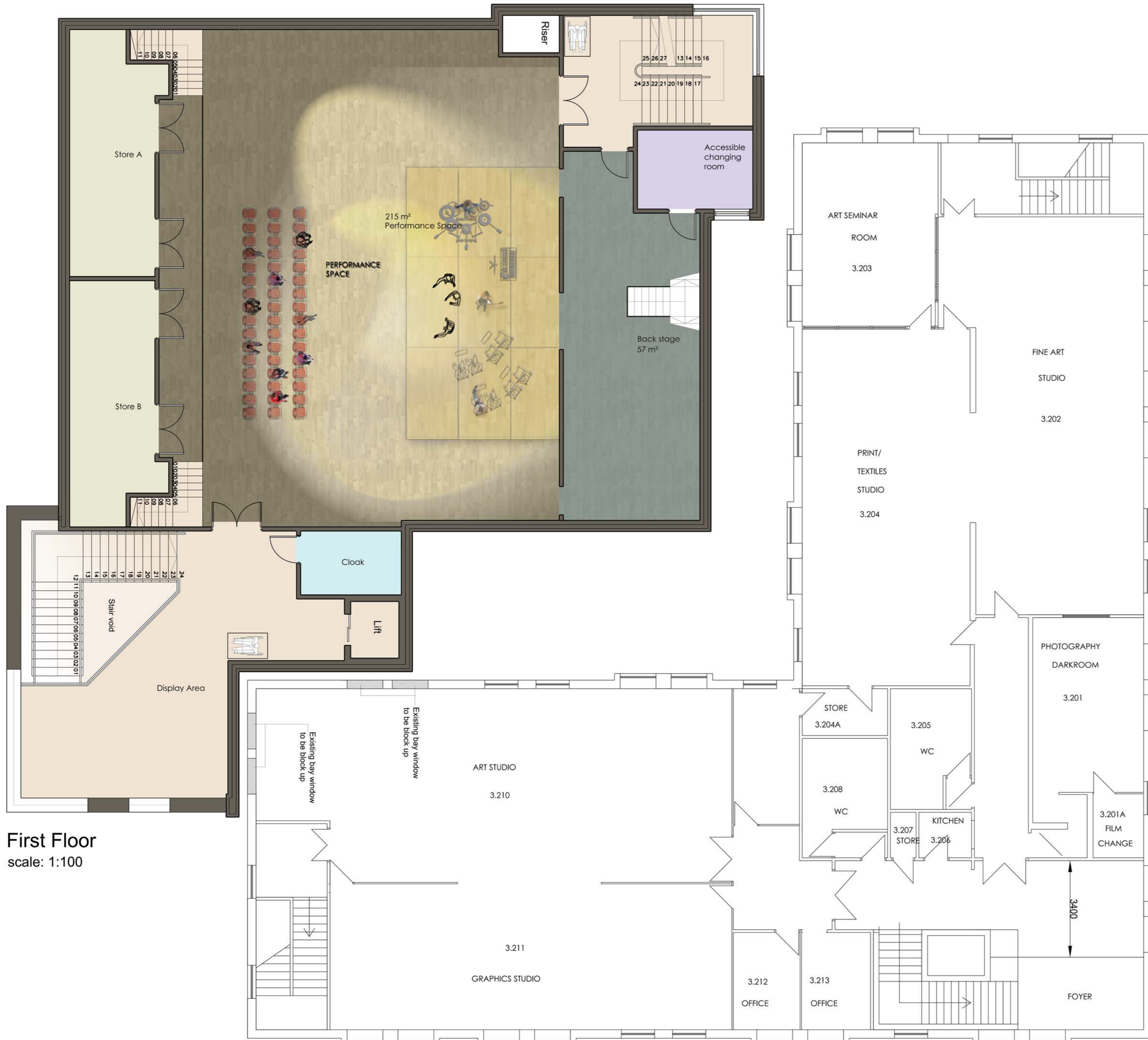
Option 2
Proposed Elevations

Scale	Date	Drawn by	Checked	CDM reference	Revision
1:100@A1	26-01-15	JLC	IDF	S2561	L(2)-200 A

Revision A Window WG09 added to elevation 'e' 26-02-15 by JLC



Ground Floor
scale: 1:100



First Floor
scale: 1:100

Block 13 - Halesowen College
Ground and First Floor Plans



VIEW A



VIEW B



VIEW C

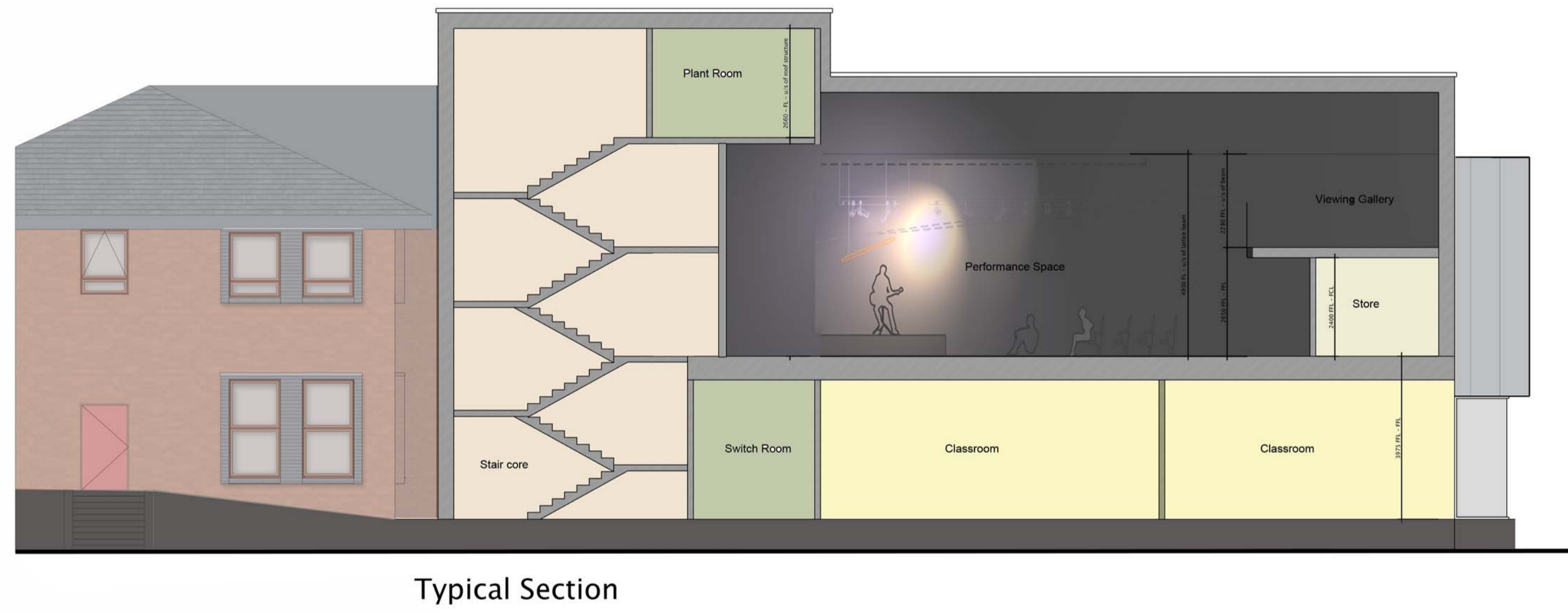


Ground Floor
scale: 1:100

Block 13 – Halesowen College

Perspectives

DATE	NO	BY	CHKD BY	REV	NO	BY
NTS	21-07-12	DC	IDF	Planning	52561	D005 B



- Materials Legend:**
1. Smooth white colour thru render
 2. Facing brickwork to match block 3 with hit and miss feature
 3. Blue facing brickwork to match Block 5
 4. Single ply membrane flat roof with dark grey PPC aluminium soffit and fascia
 5. Titan Anodised Aluminium Traditional Standing Seam Cladding
 6. Dark grey PPC aluminium window, doors and curtain walling

PRELIMINARY

Block 13 – Halesowen College

Option 2
Proposed Elevations

scale	date	drawn by	checked	1/20th element	job number	drawing number	revision
1:100@PA1	26-01-15	JLC	IDF		52561	D004	A

Block 6

FFL 140.89

Block 5

FFL 141.370

Block 3

Ground Floor
Scale: 1:100

Materials Legend

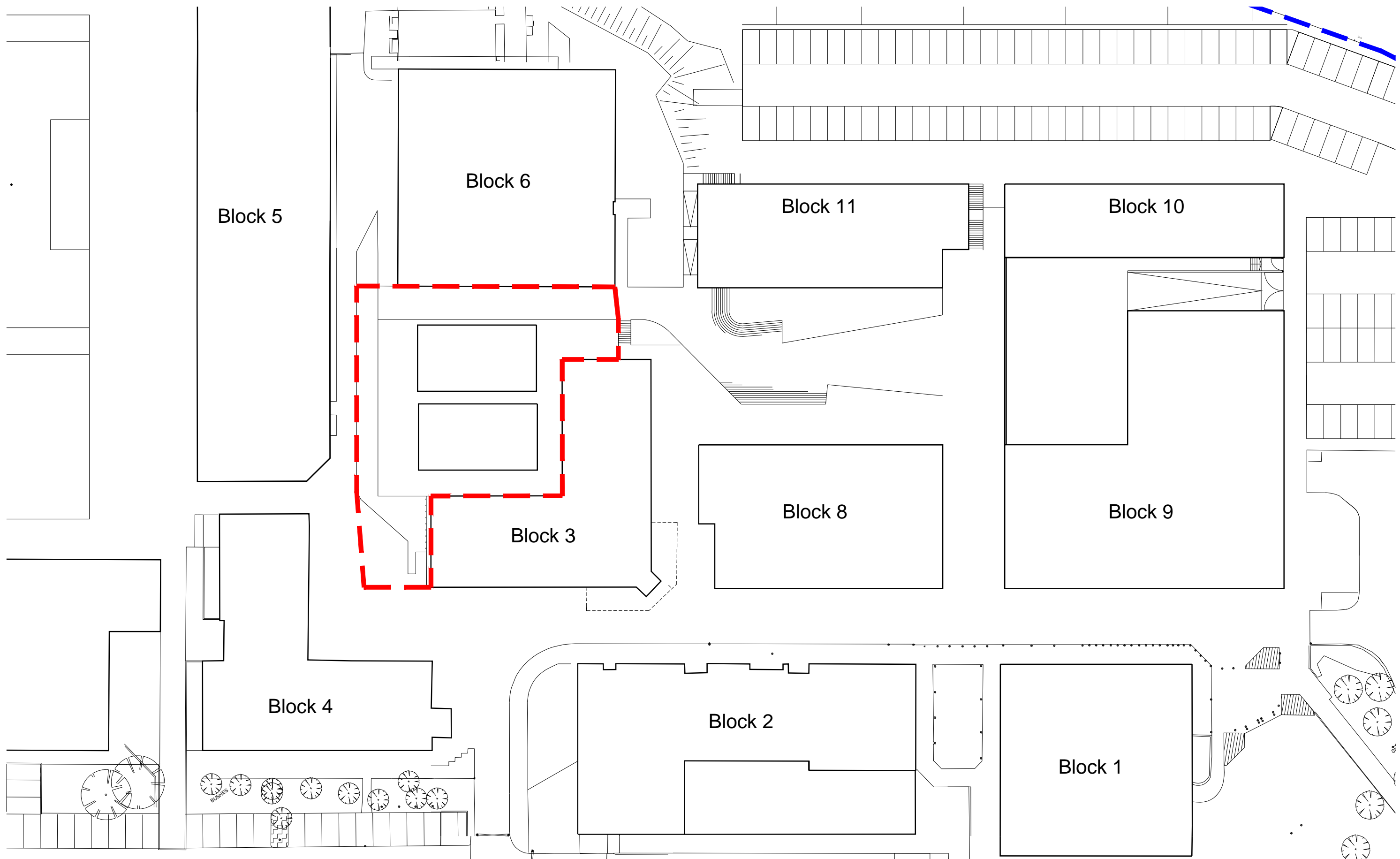
- A** Marshalls priora Permeable Concrete Paving blocks - Brindle, 200x100x80mm.
- B** Marshalls Conservation Textured Concrete Paving- Silver Grey, 400x400x65mm.
- C** Tarmac - Grey
- D** Marshalls Hazard Warning Concrete Corduroy Paving, 400x400x50, Natural, to all ramps and steps
- F** Red paving blocks to match red main brick road
- G** Marshalls Natural granite stone paving - Silver grey Flamed deminishing steps

PRELIMINARY

Block 13 - Halesowen College

Proposed Hard Landscaping

date	drawn by	checked	COB element	job number	drawing number	revision
A1	090215	JLC	IDF Planning	52561	D001	A

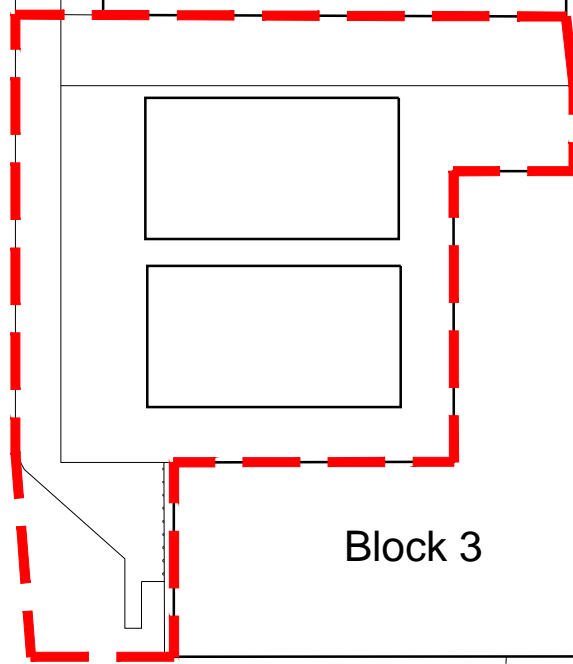


Block 5

Block 6

Block 11

Block 10



Block 3

Block 8

Block 9

Block 4

Block 2

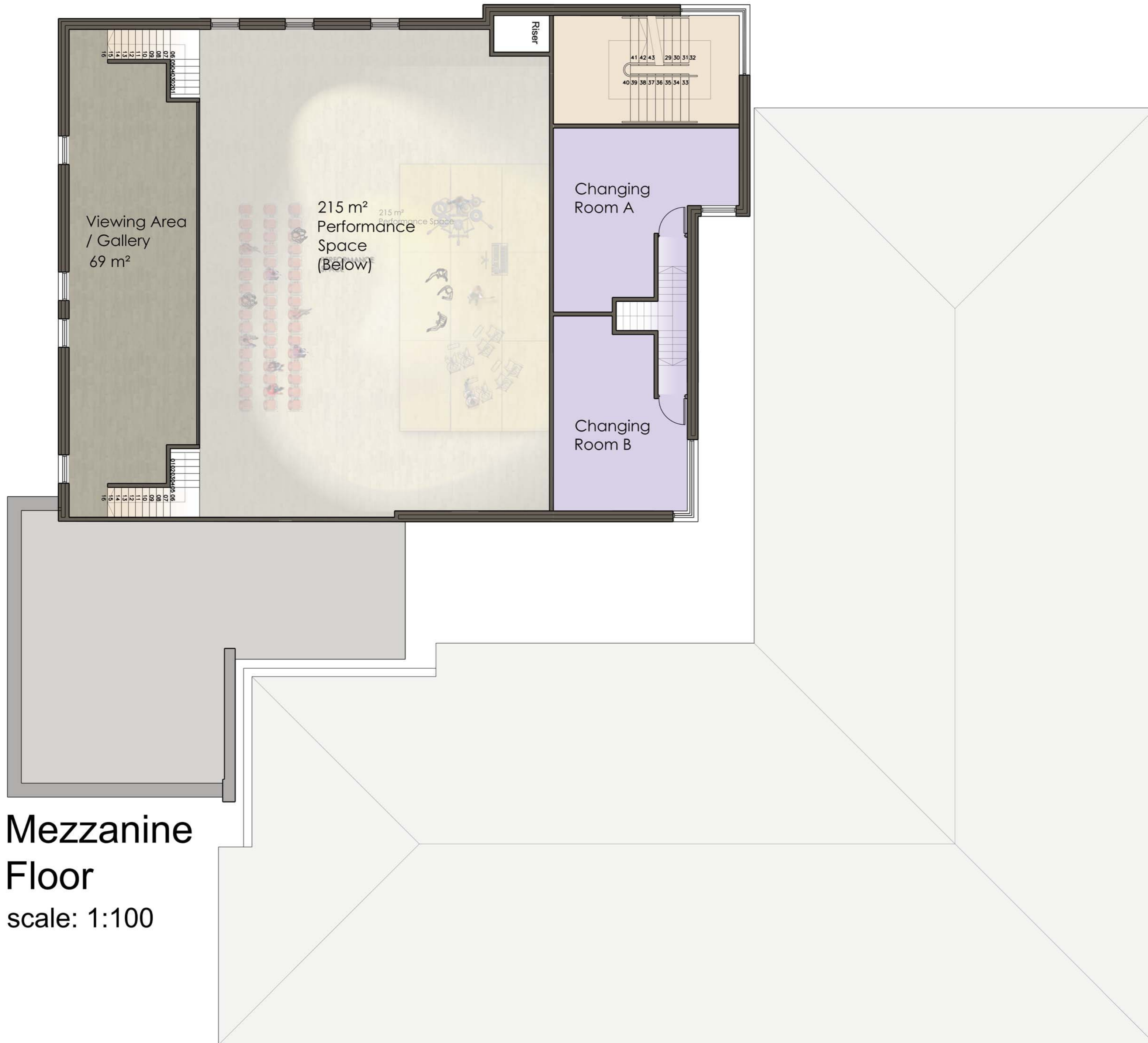
Block 1

project
Block 13 - Halesowen College

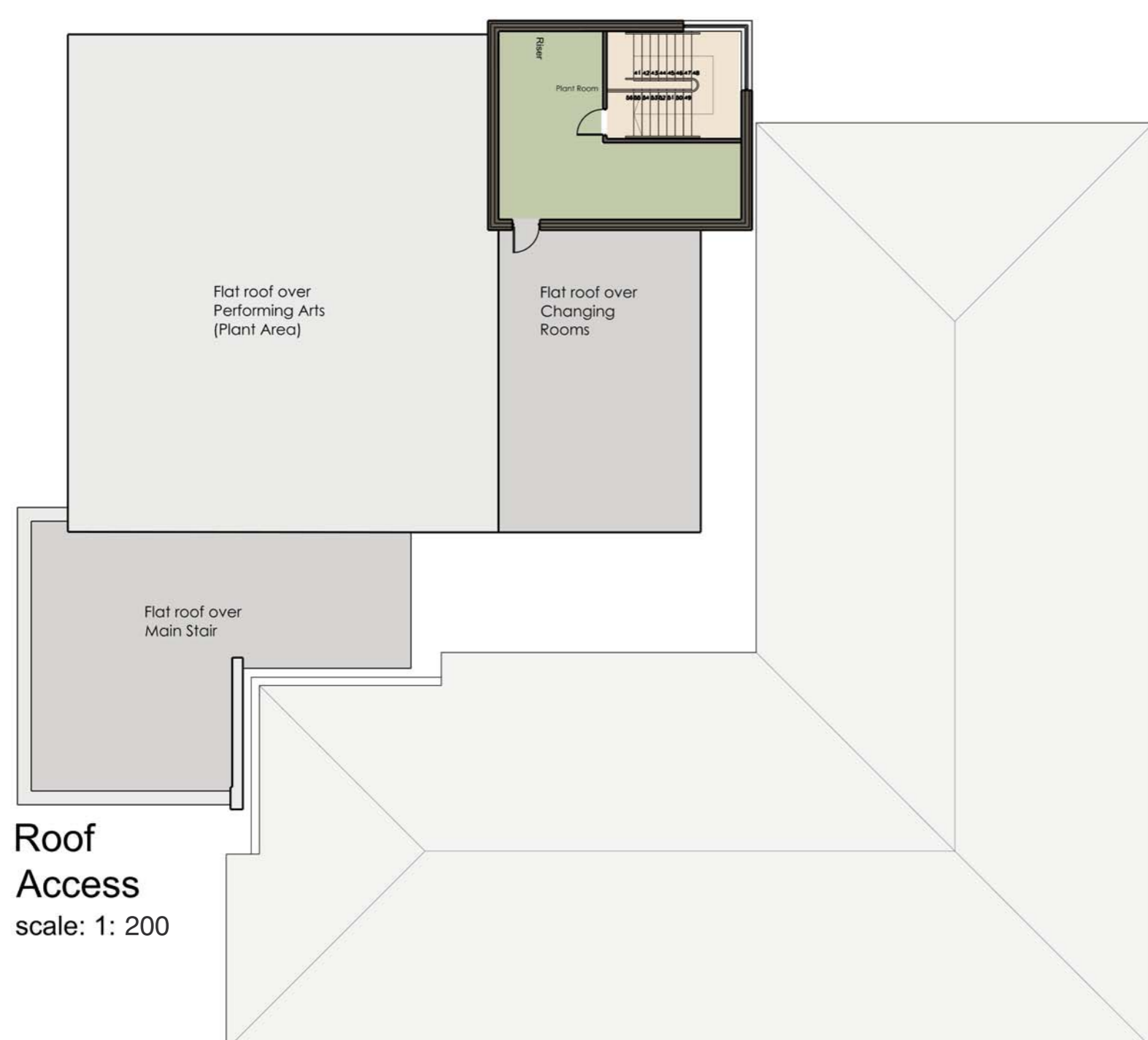
drawing
Site Plan

scale	date	drawn by	checked	CIS/b element	job number	drawing number	revision
1:500@A3	21-07-14	JLC	IDF		52561	D007	
revision							date by

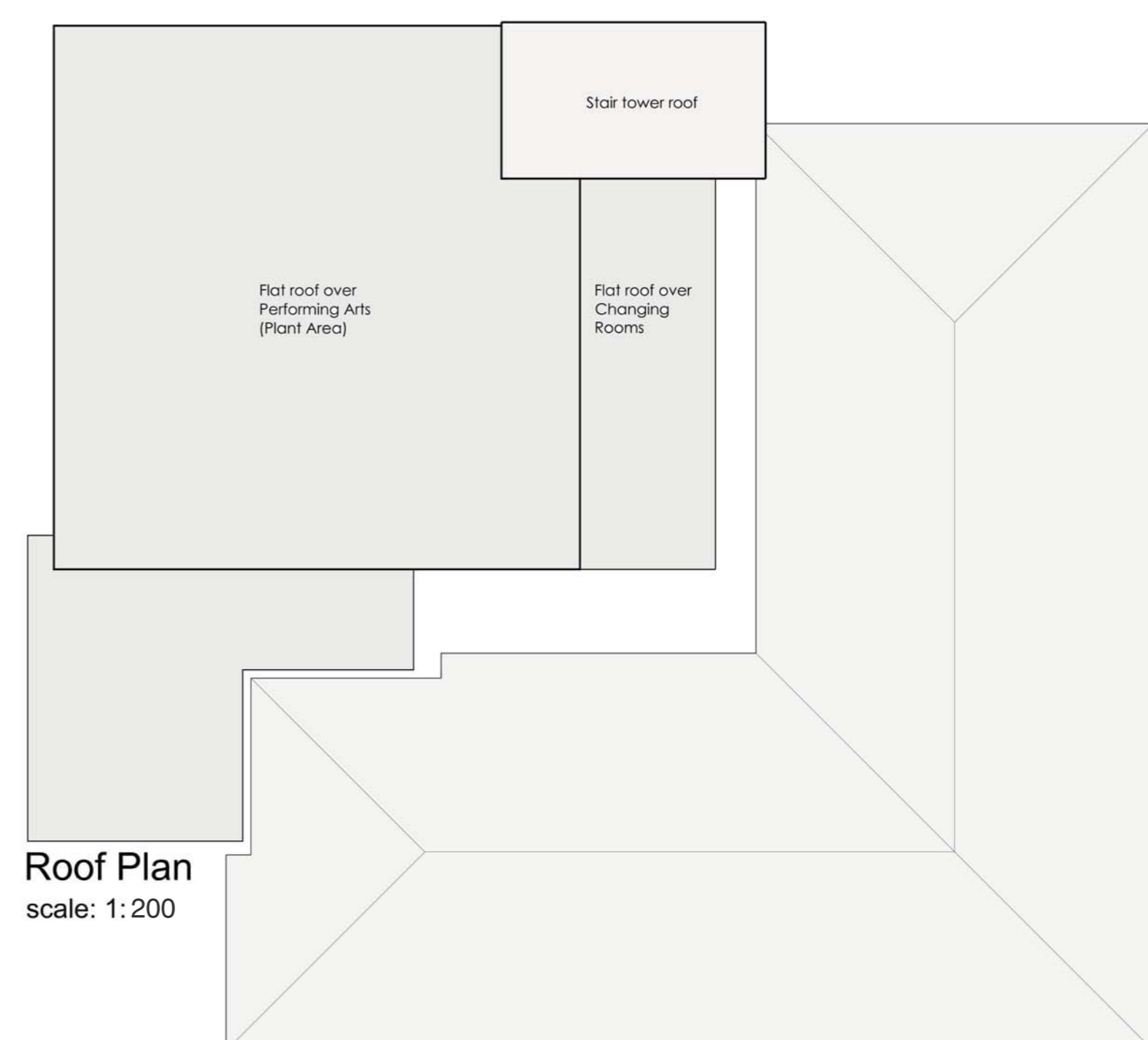
Notes
Copyright in this drawing remains the property of BM3 Architecture Limited
Do not scale this drawing. Work to figured dimensions only
Contractors and consultants are to advise BM3 Architecture Limited of any discrepancies



Mezzanine Floor
scale: 1:100



Roof Access
scale: 1: 200

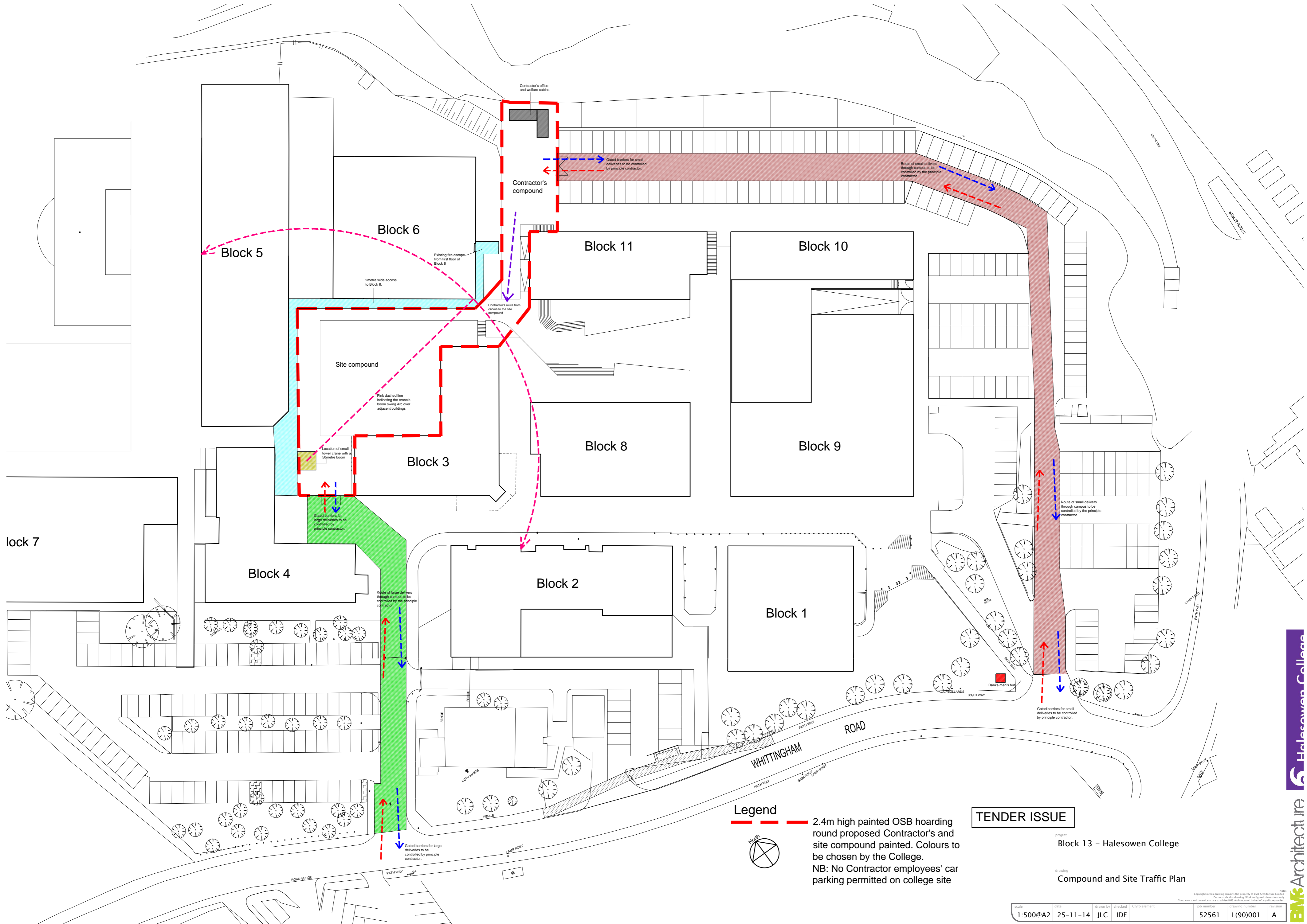


Roof Plan
scale: 1: 200

Block 13 - Halesowen College

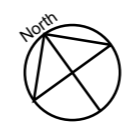
Mezzanine & Roof Plans

PRELIMINARY	Scale	1:100/200	Date	090215	Drawn by	JLC	Checked by	IDF	Project	Planning	Job number	52561	Drawing number	D003	Revision	B
	<small>Copyright in this drawing remains the property of BMS Architecture Ltd. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of BMS Architecture Ltd.</small>															



Legend

- - - 2.4m high painted OSB hoarding round proposed Contractor's and site compound painted. Colours to be chosen by the College.
 NB: No Contractor employees' car parking permitted on college site



TENDER ISSUE

project
Block 13 – Halesowen College
 drawing
Compound and Site Traffic Plan

scale	date	drawn by	checked	CAD element	job number	revision
1:500@A2	25-11-14	JLC	IDF		52561	L(90)001

revision
 A Title block scale shown

date
 30-03-15 JLC

Copyright in this drawing remains the property of BMV Architecture Limited. No part of this drawing, which is prepared exclusively for the contractor, is to be used for any other purpose without the written consent of BMV Architecture Limited.