

PLANNING APPLICATION NUMBER:P10/1652

Type of approval sought	Full Planning Permission
Ward	NETHERTON WOODSIDE & ST ANDREWS
Applicant	Mr Ian Woodward, Dudley MBC
Location:	HILLCREST SCHOOL & COMMUNITY COLLEGE, SIMMS LANE, NETHERTON, DUDLEY, WEST MIDLANDS, DY2 0PB
Proposal	CONSTRUCTION OF DINING HALL, 3 STOREY TEACHING BLOCK AND EXTERNAL BIN STORE.
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

- 1 The application site consists of a secondary school campus and leisure centre, which has been incrementally extended over the past 50 years. The existing school buildings are a mixture of both designs and heights, with elements ranging from one to four storeys. The facing materials to the buildings are varied, to include different types of brick, glass and cladding.
- 2 The school has an extensive campus, which includes new car parking, play grounds and an extensive area of playing fields. The school buildings are located on a plateau, which is elevated above the playing fields to the north and Simms Lane to the east.
- 3 Beyond the Immediate confines of the site is a varied selection of housing and a public house. To the west of the site is part of the Saltwells linear open space and nature reserve.

PROPOSAL

- 4 The planning application is for the provision of a new dining hall, three storey teaching block and a bin store. These would be located on the eastern part of the

site, on land which is between the existing school and boundaries to Hill Street and Simms Lane. This is a revised scheme following the approval of permission P08/1152.

- 5 The teaching block will be of the same area and would be of similar scale to the previous approval. It would have a contemporary design, with a rectangular footprint (rather than the previous curved floor plan) and a flat roof. The previous application also incorporated a freestanding sun screen of up to 11.5m high along the Simms Lane (eastern) frontage. The current application removes that element of the scheme and locates the teaching block in closer proximity to the main buildings to incorporate access corridors and DDA compliance. The proposed block would still provide the same accommodation (12 No. classrooms together with offices and staff accommodation). The floor space of the building would be approx 2100m². As the site slopes up from Simms Lane and from the playing fields the building would be elevated.

- 6 The proposed dining hall would be located in a similar position and scale comparable to that of the previous approval, but will also incorporate a link to the existing school hall. It would be a tall single storey height and be of contemporary design. The dining hall and link will also provide a focal point for pedestrian access to the school. No new kitchens are proposed, as the existing adjacent facilities would be utilised.

- 7 The application includes a Tree Report, Travel Plan and a Design and Access Statement.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
DY/56/279	Erection Of New Secondary Modern School And Formation Of Playing Fields.	Granted	04/06/56

DY/57/30	Erection Of Caretakers House.	Granted	10/01/57
DY/57/697	Erection Of Boundary Wall With Railings And Gates	Granted	11/11/57
DB/69/5654	Erection Of Two Storey Block And Gymnasium	Granted	19/08/69
CD/75/2198	Extension To Comprehensive School.	Granted	15/01/76
87/51780	Erection Of Storage Building.	Granted	
90/50664	Application For Deemed Consent Under Regulation 4 For Siting Of Recycling Skip.	Granted	05/07/90
91/51853	Application For Deemed Consent Under Regulation 4 For Erection Of Two Storey Extension To Provide Six	Granted	12/12/91
92/51452	Erection Of Leisure Centre (Relocation) (Regulation 3)	Granted	08/10/92
92/50899	Deemed Consent Under Regulation 4 For Erection Of Leisure Centre.	Granted	08/07/92
94/51826	Adaptation Of Existing Tennis Courts To Provide All-Weather Courts/Pitches Including The Erection Of Walling With Mesh	Granted	02/02/95
99/51269	Erection Of 1.8 Metre High Powder Coated Paladin Fencing.	Granted	07/10/99
P01/0682	Erection Of 2 M High Paladine Fence And Gates - Powder Coated Green.	Granted	4/06/01
P04/1023	Single Storey Extension To Create New Entrance	Granted	13/07/2004
P05/1722	Erection Of A Mobile Classroom.	Granted	15/09/2005
P05/1851	Erection Of A Double Mobile Classroom	Granted	7/10/2005
P05/2187	Erection Two Storey Block To	Granted	25/11/2005

	Create Performing Arts Centre		
P08/0486	Construction Of Car Park, New Vehicular And Pedestrian Accesses And Provision Of Open Space/Wildlife Corridor	Withdrawn	04/06/2008
P08/0489	Erection Of A New Dining Hall And A Classroom Block With Covered Bridge Link To Existing School. New Pedestrian Accesses	Withdrawn	04/06/2008
P08/1153	Construction Of Car Park, New Vehicular And Pedestrian Accesses And Provision Of Open Space/Wildlife Corridor (Resubmission Of Withdrawn Application P08/0486) (Hurleys Fold)	Approved subject to conditions	21/11/2008
P08/1152	Erection of new dining hall and a classroom block with covered bridge link to existing school New pedestrian accesses and hard and soft landscaping (resubmission of withdrawn application P08/0489)	Approved subject to conditions	16/10/2008
P10/0125	Display non-illuminated banner sign (retrospective)	Approved subject to conditions	07/04/2010
P10/0124	Use of all weather sports pitch for driver instruction and training (OSG) on Saturdays and Sundays (retrospective)	Approved subject to conditions	24/03/2010

8 P08/1153 has been implemented.

PUBLIC CONSULTATION

- 9 Direct neighbour consultation was undertaken (expired on 1 February 2011) to which one objection has been received on the following grounds:
- Concerns relating to access to Hill Street, as the proposal may lead to parking outside neighbouring resident's homes.

OTHER CONSULTATION

- 10 Group Engineer (Development): No objection. No additional planning obligations necessary due to the similarity to the previous scheme (same number of classrooms as P08/1152), subject to conditions.
- 11 Head of Environmental Health and Trading Standards: No objection subject to conditions relating to contaminated land & noise.
- 12 Access Officer: No adverse comments received.

RELEVANT PLANNING POLICY

Black Country Joint Core Strategy (2010)

Vision, Objectives and Sustainability Principles (previous UDP policy S2)

CSP5 Transport Strategy (previous UDP policy DD6)

TRAN1 Priorities for the Development of the Transport Network (previous UDP policy DD6)

TRAN2 Managing Transport Impacts of New Development (previous UDP policy DD6 & AM16)

DEL1 Infrastructure Provision (previous UDP policy DD7)

Saved Unitary Development Plan Policies

DD1 Urban Design

DD4 Development in Residential Areas

DD10 Nature Conservation and Development

SO2 Linear Open Space

Supplementary Planning Guidance/Documents

Parking Standards and Travel Plans Supplementary Planning Document

Planning Obligations Supplementary Planning Document

ASSESSMENT

13 The main issues are whether this revised scheme would have any additional impact upon:

- Principle/Policy
- Design
- Neighbour Amenity
- Access and Parking
- Nature Conservation
- Linear Open Space
- Planning Obligations
- Other Issues

Principle/Policy

14 The principle of this development within an existing school campus has been established by the approval of application P08/1152 which related to the same quantum of development as currently proposed.

Design

15 The design of the proposed new teaching block and dining hall extension are of contemporary appearance, as was the previous scheme. The proposals replicate the box shapes forming the main school building and would form a prominent focal point to the main frontage of the school facing the junction of Hill Street with Simms Lane. It would not, however, dominate the existing structure, due to its lower height to that of the four storey school building.

- 16 The use of contemporary design is considered appropriate as the buildings on the site are all post war, and of a modern design, contemporary to their construction date. Similarly the use of flat roofs is considered appropriate to assimilate with existing buildings on the site.
- 17 The design would incorporate key vertical elements, defined in timber fins (providing solar shading), render and glazing which would provide rhythm, linearity and tie the elements of the design together.

Neighbour Amenity

- 18 The distances to residential properties on the opposite side of Simms Lane are comparable to that assessed under planning permission P08/1152 at some 36-48 metres, therefore, it is not considered that there would be an adverse impact upon the visual amenities of neighbouring properties. Noise conditions requested by the Head of Environmental Health and Trading Standards will ensure the minimisation of potential noise impacts from plant and machinery.

Access and parking

- 19 A previous planning approval has been implemented for a new car park for the school on land off Hurley's Fold (P08/1153). This application was submitted in association with previous permission P08/1152 for school extensions and was required as a pre-cursor to new facilities. The car park provides over 100 spaces, including larger spaces for disabled staff or visitors to accommodate any increase in staff and pupils, therefore, no detrimental impact upon highway safety arises. School crossing facility road markings operate outside the school alongside the junction of Simms Lane and Hill Street, which restrict the potential for on-street car parking. Furthermore the existing potential for vehicular access and activity in this location is further restricted by the location of the new dining facility and limited, disabled only off street parking near the entrance.

Disabled Access

- 20 There have been no adverse comments received from the Access Officer.
- 21 The current scheme has been submitted to address previous connection issues associated with approved application P08/1152, relative to level linkages with the existing school buildings and the provision of lift access. The currently submitted scheme has given due consideration to provide full accessibility for disabled persons, incorporating level access, doors, corridors, lobby widths and stairs to fully comply with Part M of the Building Regulations and BS 8300:2001 'Design of buildings and their approaches to meet the needs of disabled people-Code of Practice. '

Trees

- 22 Under the previous approval P08/1152, a number of mature trees needed to be removed to facilitate the development. Those trees were not the subject of a preservation order but are considered to contribute to the amenity of the street scene. The current proposals retain the most significant of those trees due to revised siting and now only remove a lesser number of lower value trees. A tree survey submitted with the application concludes that the current trees are either poor or fair specimens and, therefore, there is no objection to their removal. As the applicant is also proposing a soft landscaping scheme to bolster retained trees, no objection is raised.

Linear Open Space

- 23 The current scheme would have no additional impact upon the linear open space, than that of the previous approval P08/1152. The site is on the margin of the designation and therefore does not provide a link with other open areas of land. The site presently provides little wildlife benefit with mowed grass and tree types which offer little wildlife benefit. Some loss of space will arise, but this will not prejudice the intended function of the policy designation. Moreover, the proposed development

would provide an improved facility for the community which would outweigh any slight loss of amenity.

Planning obligations

- 24 The planning obligations required in respect of the previous permission P08/1152, have been paid, therefore, due to the similar nature of the scheme and the fact that no additional impacts arise, there is no requirement for contributions towards planning obligations.

CONCLUSION

- 25 The design, siting and appearance of the proposed development is considered to be appropriate with no harm arising to the amenities of the neighbouring area and with no impacts upon highway safety or the function of linear open space, with consideration to policies Vision Objectives and Sustainability Principles, CSP5, DEL1 and TRAN2 of the Black Country Core Strategy 2010, DD1 Urban Design, DD4 Development in Residential Areas, DD10 Nature Conservation and Development and SO2 Linear Open Space of the Dudley Unitary Development Plan.

RECOMMENDATION

It is recommended that the application be approved subject to condition:

Reason for approval

The design, siting and appearance of the proposed development is considered to be appropriate with no harm arising to the amenities of the neighbouring area and with no impacts upon highway safety or the function of linear open space, with consideration to policies Vision Objectives and Sustainability Principles, CSP5, DEL1 and TRAN2 of the Black Country Core Strategy 2010, DD1 Urban Design, DD4 Development in Residential Areas, DD10 Nature Conservation and Development and SO2 Linear Open Space of the Dudley Unitary Development Plan.

The decision to grant planning permission has been taken with regard to the policies and proposals in the BCCS and adopted Dudley UDP (2005) and to all other relevant material considerations.

The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

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 soft and hard landscaping submitted with the application shall be completed within the first planting season following the first occupation of any part of the development.

Any trees or shrubs planted in pursuance of this permission including any planting in replacement for it which is removed, uprooted, severely damaged, destroyed or dies within a period of five years from the date of planting shall be replaced by trees or shrubs of the same size and species and in the same place unless otherwise agreed in writing by the Local Planning Authority.

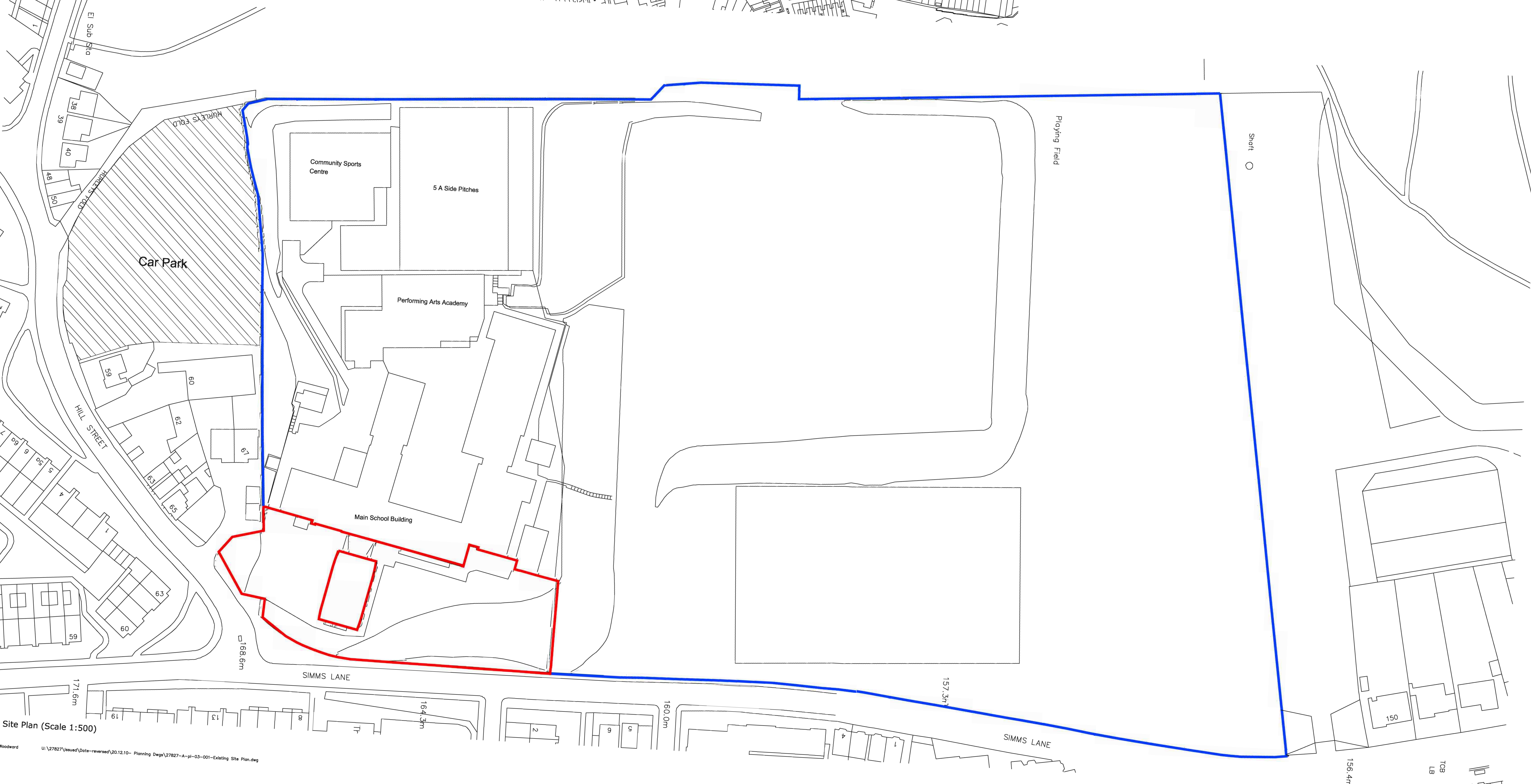
3. No part of the development hereby permitted shall be commenced until a schedule of all materials to be used on the external surfaces of the buildings and structures has been submitted to and approved in writing by the Local Planning Authority and thereafter the development shall only be constructed in accordance with these details.
4. The development shall be finished in accordance with the levels and section plans submitted with the application.
5. 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.
6. The approved risk assessment identifies ground gases or vapours posing unacceptable risks, therefore no development shall begin until a detailed scheme to protect the development from the effects of such contamination has been submitted to and approved by the local planning authority.
7. Unless otherwise agreed in writing with the LPA, the approved scheme (required by condition 6) shall be implemented and a verification report submitted to and approved by the LPA, before the development (or relevant phase of the development) is first occupied/brought into use.

8. Prior to first approved use, the proposed plant building shall be constructed to provide sound attenuation against internally generated noise of not less than 35 dB averaged over the frequency range of 100-3150Hz.
9. The noise rating level of any fixed plant and/or machinery associated with the development shall not exceed background noise levels at boundary with any nearby dwelling by more than 5dB(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.
10. The development hereby permitted shall be carried out in accordance with the following approved plans: A-si-02-001, A-si-02-002, A-pl-03-005 Rev B, A-pl-03-006 Rev B, A-pl-03-007 Rev B, A-pl-03-008 Rev E, A-el-05-001, A-el-05-002 Rev D, A-se-02-001 Rev D, A-se-02-002 Rev A, A-se-02-003 Rev A.

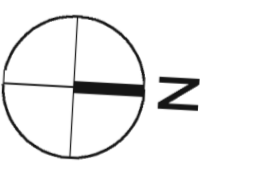
Contractors are not to scale dimensions from this drawing



Site Location Plan (Scale 1:1250)



Existing Site Plan (Scale 1:500)



BroadwayMalyan^{BM}
Architecture Urbanism Design

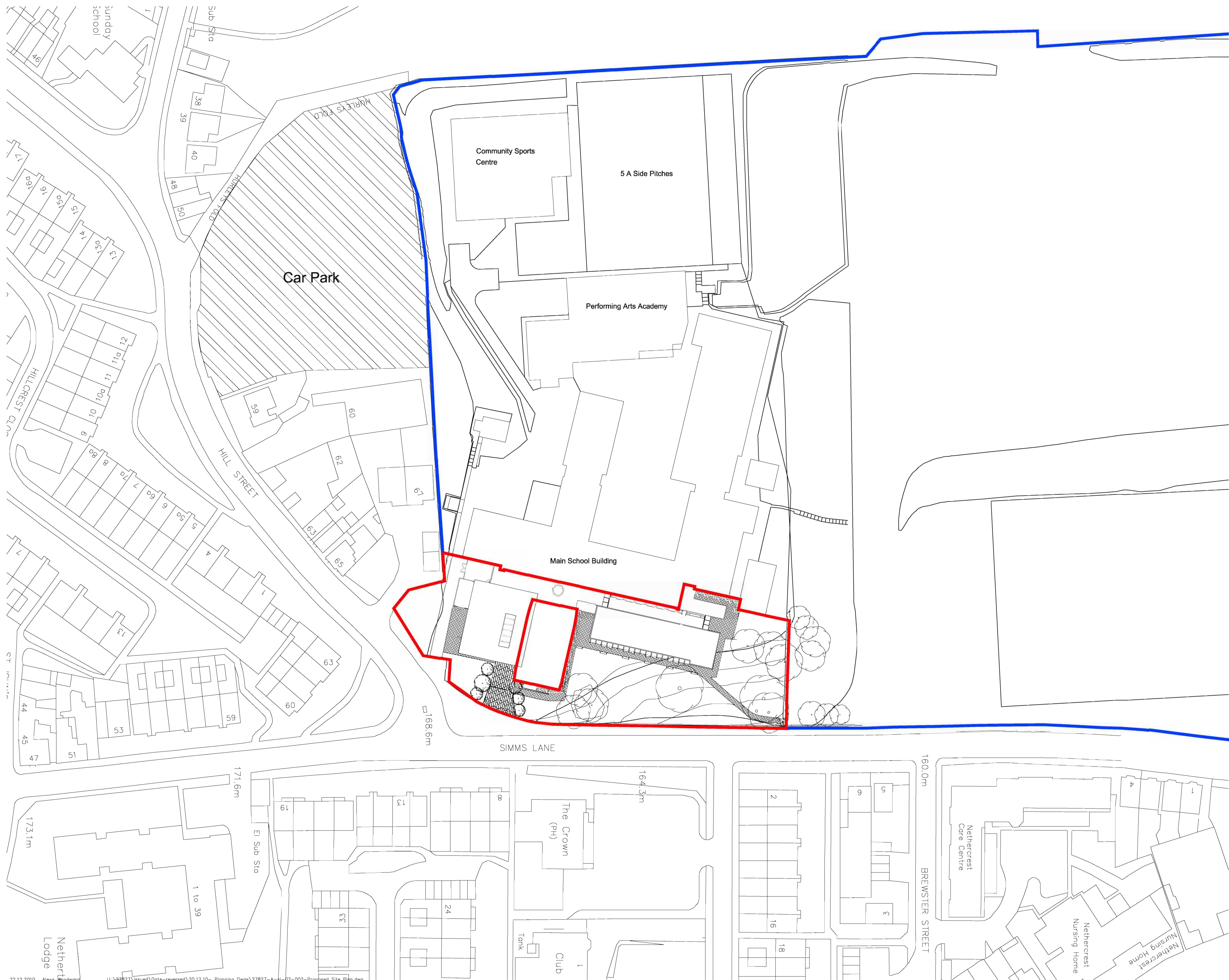
Interchange Place
151-155 Edmund Street
Birmingham
B3 2TA
T: +44 (0)121 236 2030
F: +44 (0)121 237 2060
E: info@broadwaymalyan.com
www.broadwaymalyan.com

Client
Hillcrest School & Community College
Project
Hillcrest School & Community College
Description
Existing Site Plans

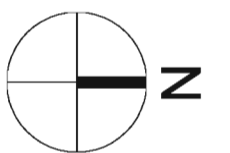
Status
PLANNING

Scale
Varied@A0 AW

Date
19.12.10



Contractors are not to scale dimensions from this drawing



NOTE
Exact position of existing building and site boundary is indicative pending receipt of co-ordinated survey information

BroadwayMalyan^{BM}
Architecture Urbanism Design

Interchange Place
151-165 Edmund Street
Birmingham
B3 2TA

T: +44 (0)121 236 2030
F: +44 (0)121 237 2080
E: BIR@BroadwayMalyan.com

www.BroadwayMalyan.com

Client
Hillcrest School & Community College

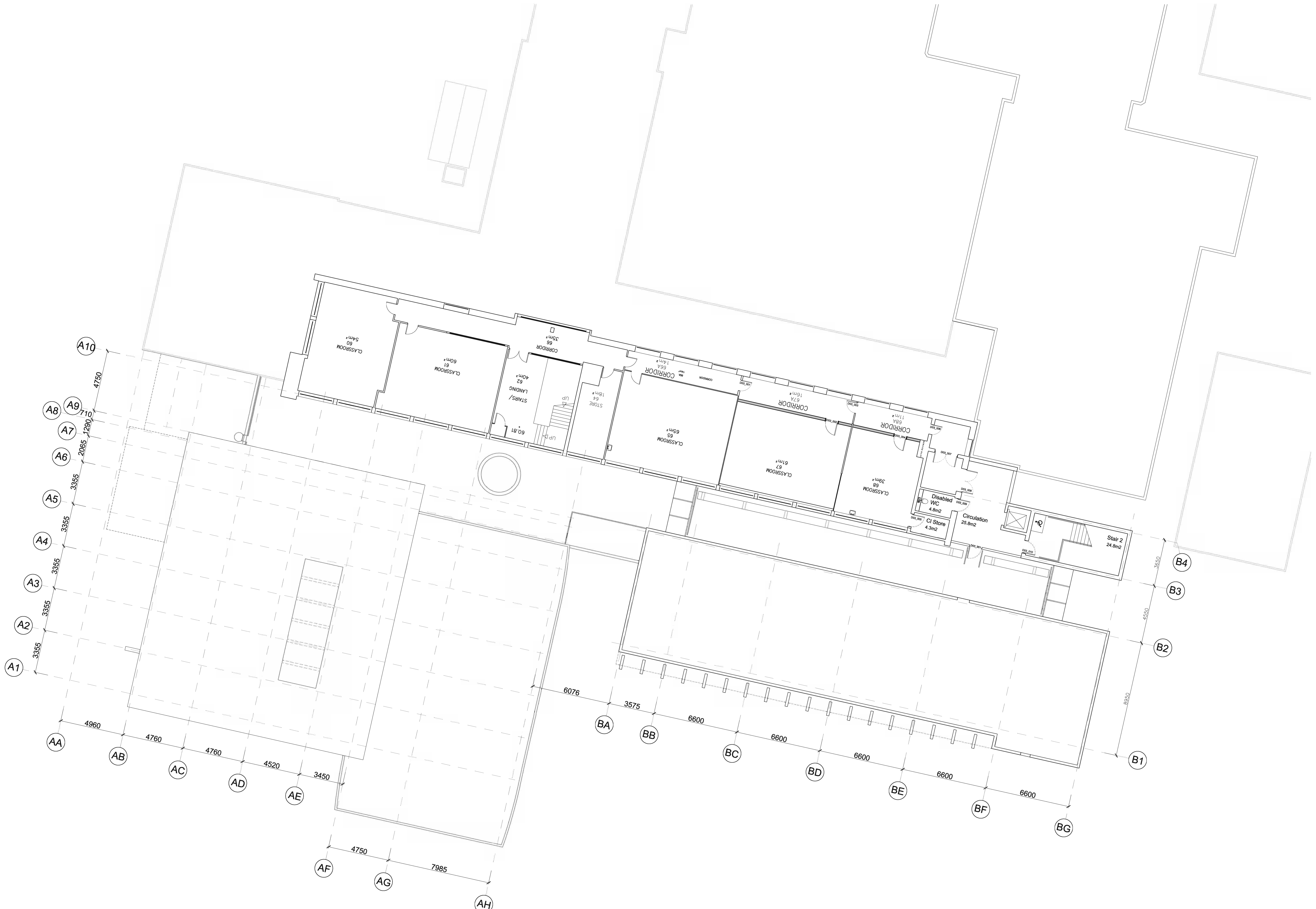
Project
Hillcrest School & Community College

Description
Proposed Site Plan

Status
Preliminary

Scale	Drawn	Date
1:500@A1	AW	18.10.10
Job number	Drawing number	Revision
27827	A-si-02-002	-

Original size 100mm @ A1 Copyright Broadway Malyan Limited



REV	DATE	BY	CHK	APP	DESCRIPTION
1	15.12.2010	AW			Issue 3 Rev with Design Workshop
2	15.12.2010	AW			Final design workshop
3	15.12.2010	AW			Final approval to use with CIP contractors
4	15.12.2010	AW			Final approval to use with CIP contractors

NOTE
Exact position of existing building and site boundary is indicative pending receipt of co-ordinated survey information

BroadwayMalyan^{BM}
Architecture Urbanism Design

Interchange Place
151-155 Edmund Street
Birmingham
B3 2TA

T: +44 (0)121 236 2030
F: +44 (0)121 237 2080
E: info@broadwaymalyan.com
www.broadwaymalyan.com

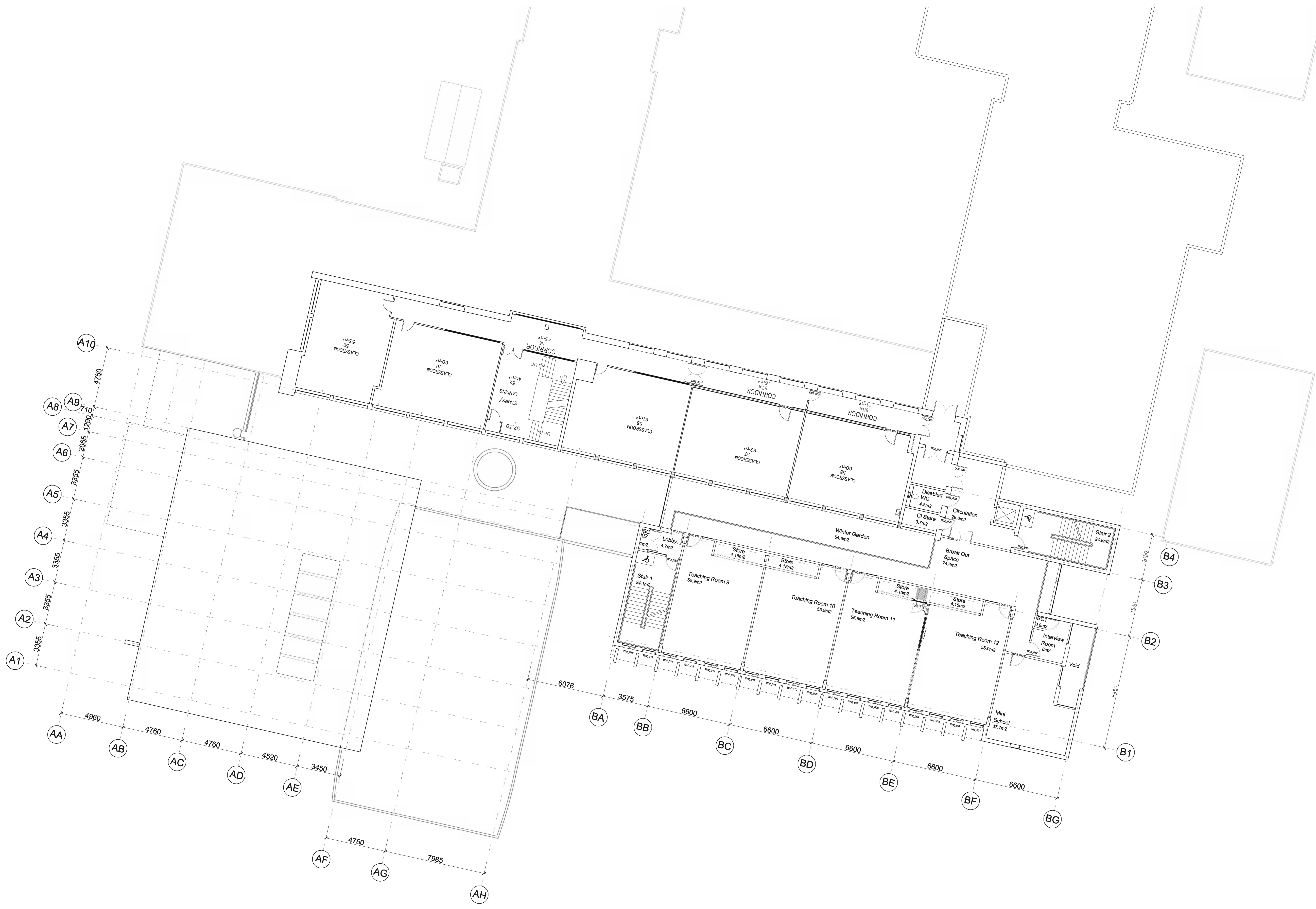
Client
Hillcrest School & Community College

Project
Hillcrest School & Community College

Description
Proposed Third Floor Plan

Status
PLANNING

Scale	Drawn	Date
1:100@A0	AW	19.09.08
Job number	Drawing number	Revision
27827	A-pl-03-008	E



REV	DATE	BY	CHK	APP	DESCRIPTION
1	19.12.2010	AW			Update to include Design Development
2	20.12.2010	AW			Final approval to the final 2D contract

NOTE
Exact position of existing building and site boundary is indicative pending receipt of co-ordinated survey information

BroadwayMalyan^{BM}
Architecture Urbanism Design
Intershare Place
151-155 Edmund Street
Birmingham
B3 2TA
T: +44 (0)121 236 2030
F: +44 (0)121 237 2090
E: bm@broadwaymalyan.com
www.broadwaymalyan.com

Client
Hillcrest School & Community College
Project
Hillcrest School & Community College
Description
Proposed Second Floor Plan

Status
PLANNING
Scale: 1:100@A0
Job number: 27827
Drawn: AW
Drawing number: A-pl-03-007
Date: 19.09.08
Revision: B



REV	DATE	BY	CHK	APP	DESCRIPTION
1	10.12.2010	AW			Update to Rev with Design Development
2	03.12.2010	AW			Final approval to the client for construction

NOTE
Exact position of existing building and site boundary is indicative pending receipt of co-ordinated survey information

BroadwayMalyan^{BM}
Architecture Urbanism Design

Interchange Place
151-155 Edmund Street
Birmingham
B3 2TA

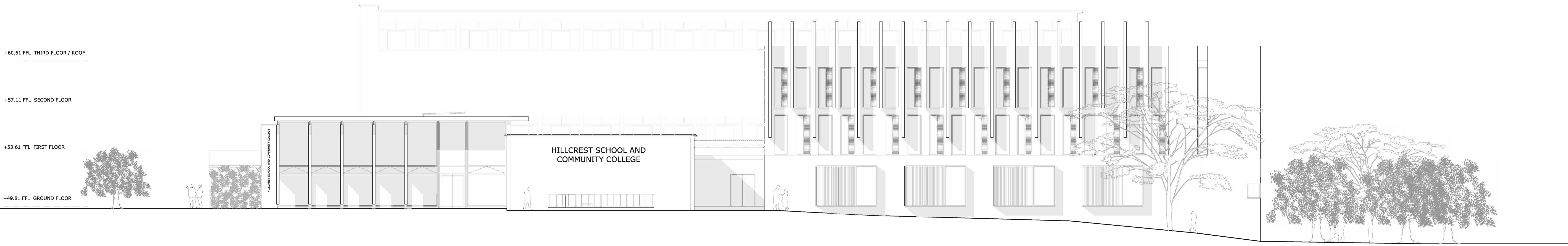
T: +44 (0)121 238 2030
F: +44 (0)121 237 2080
E: info@broadwaymalyan.com
www.broadwaymalyan.com

Client
Hillcrest School & Community College

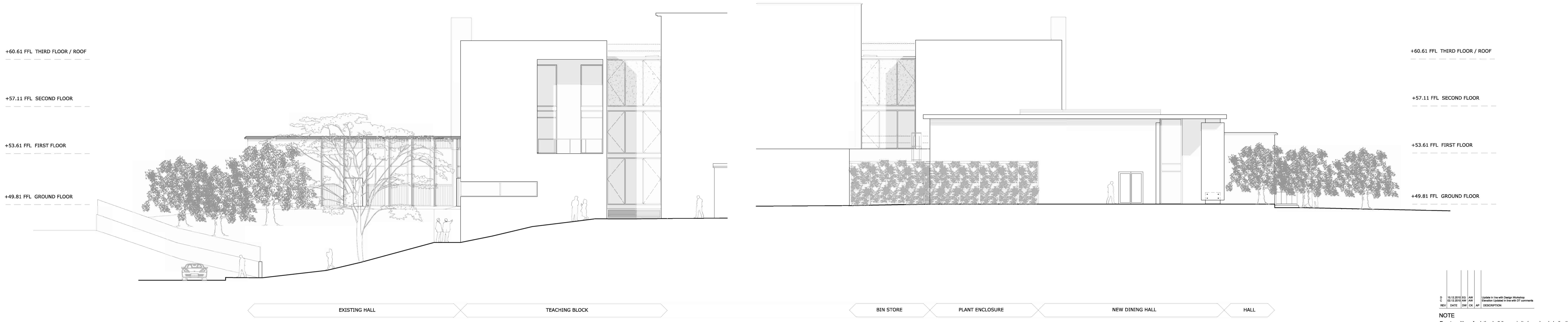
Project
Hillcrest School & Community College

Description
Proposed First Floor Plan

PLANNING		
Scale	Drawn	Date
1:100@A0	AW	19.09.08
Job number	Drawing number	Revision
27827	A-pl-03-006	B



ELEVATION - AA



ELEVATION - BB

ELEVATION - CC

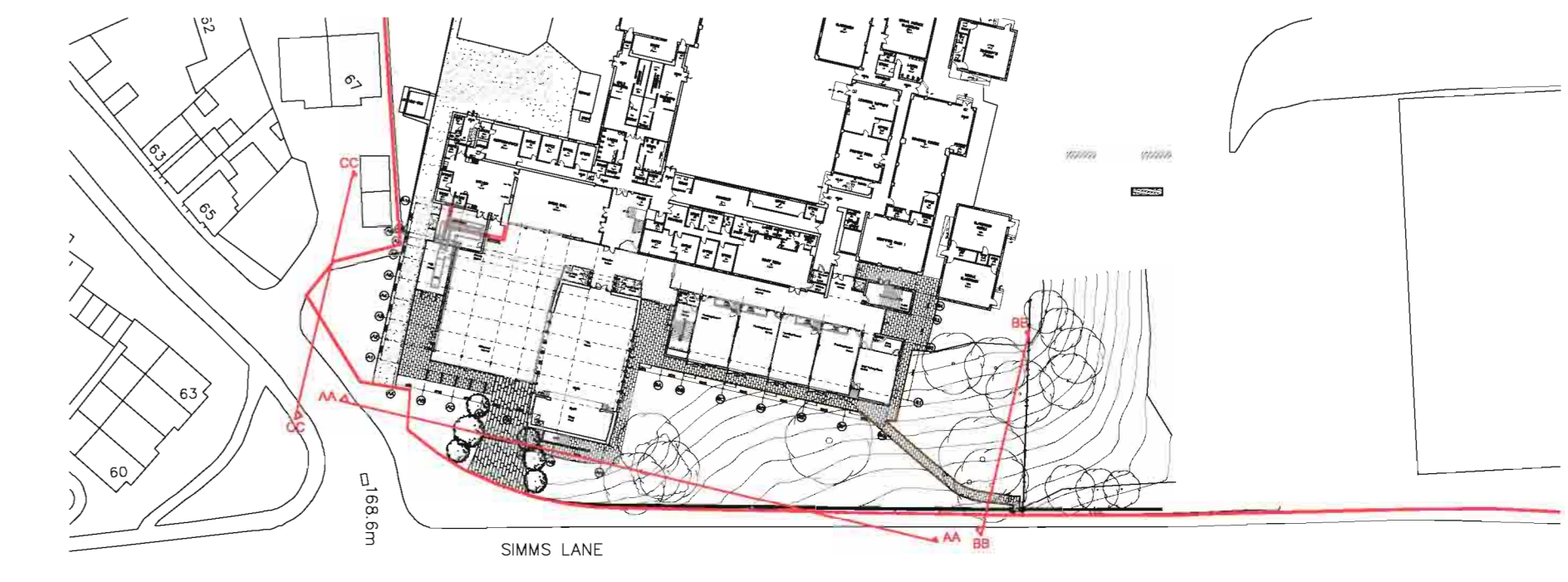
REV	DATE	BY	CHK	APP	DESCRIPTION
0	18.12.2010	AW			Update to the new design drawings
1	20.12.2010	AW			Revised layout to the site of the school

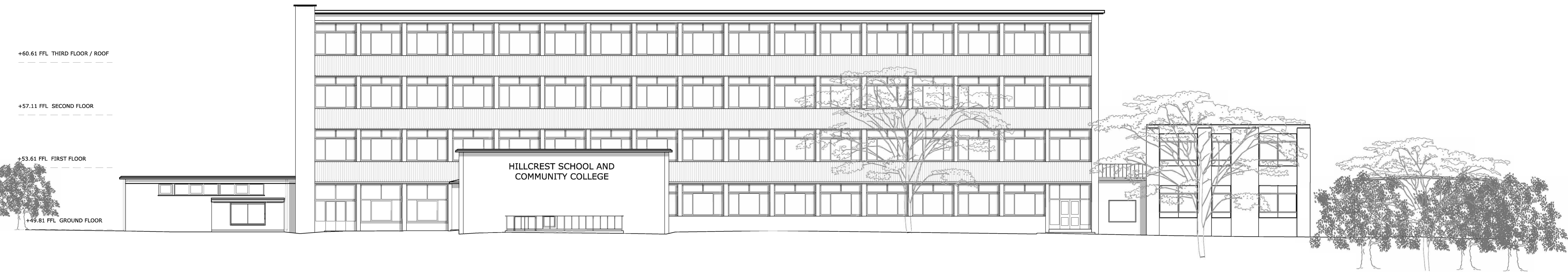
NOTE
Exact position of existing building and site boundary is indicative pending receipt of co-ordinated survey information

BroadwayMalyan^{BM}
Architecture Urbanism Design
Interchange Place
151-155 Edmund Street
Birmingham
B3 2TA
T: +44 (0)121 236 2030
F: +44 (0)121 237 2080
E: bm@broadwaymalyan.com
www.broadwaymalyan.com

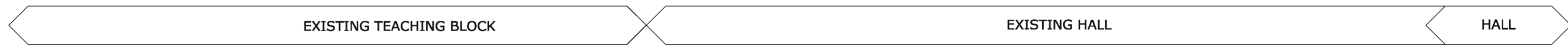
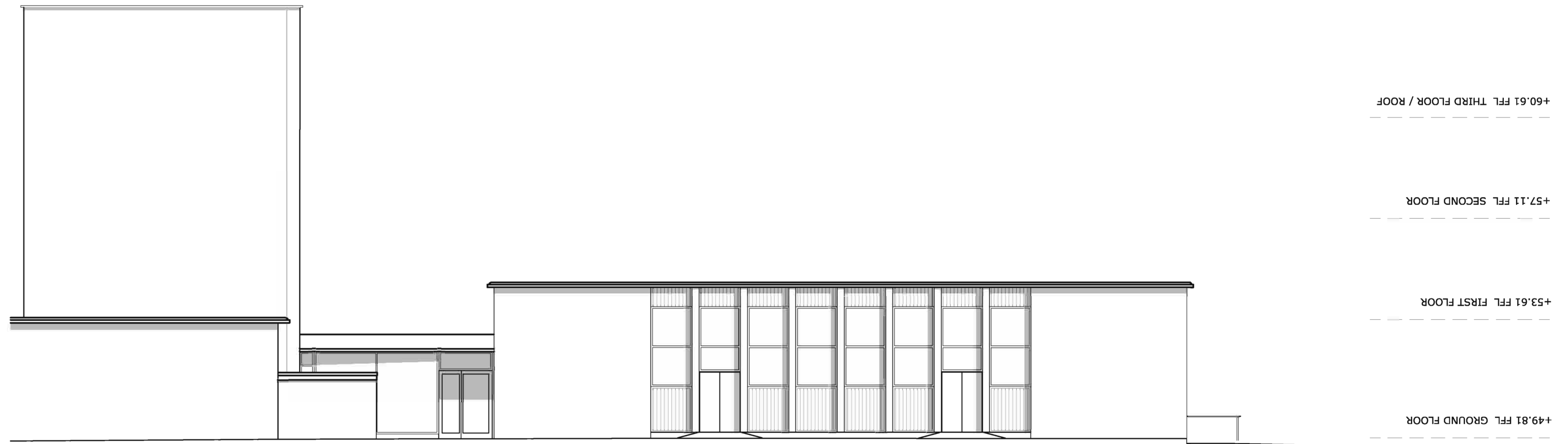
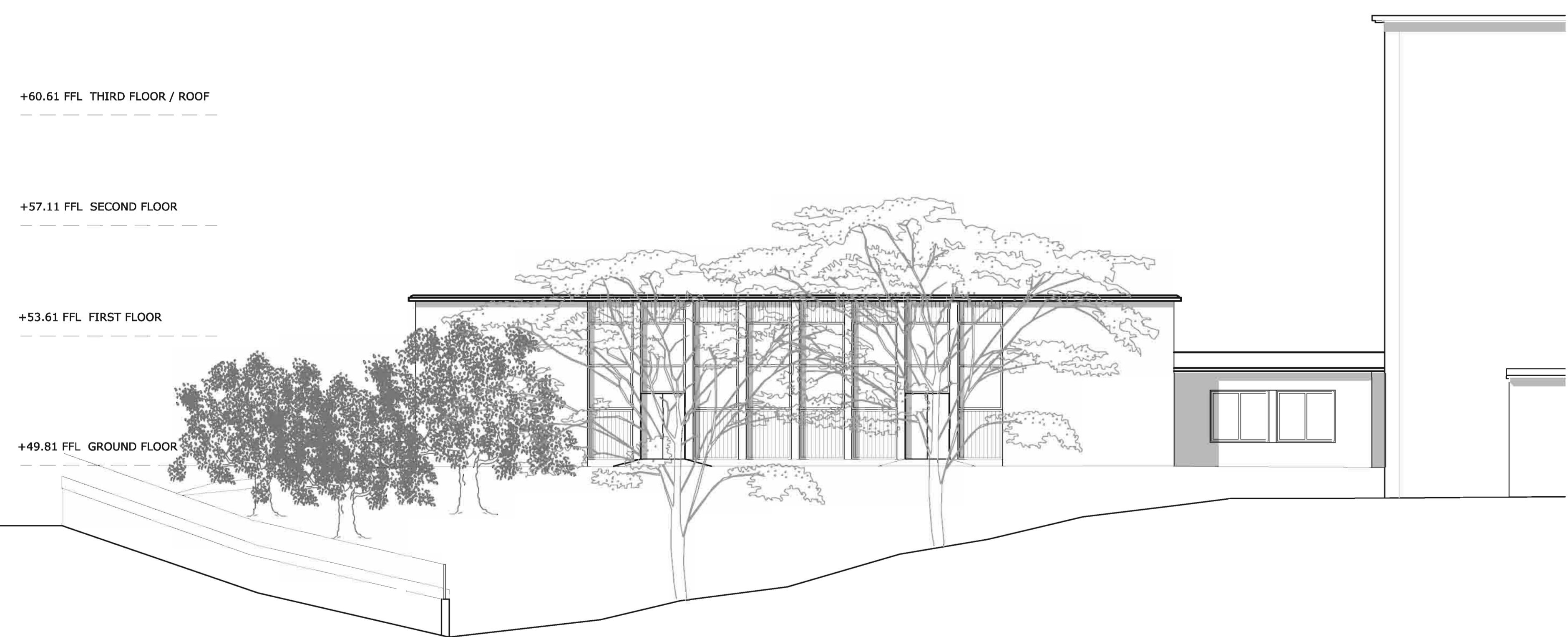
Client
Project
Hillcrest School & Community College
Description
**Proposed Elevations
Elevations AA, BB & CC**

Status
PLANNING
Scale 1:100@A0
Job number 27827
Drawn AW
Drawing number A-el-05-002
Date 19.09.08
Revision D





ELEVATION - AA



ELEVATION - BB

ELEVATION - CC

NOTE
Exact position of existing building and site boundary is indicative pending receipt of co-ordinated survey information

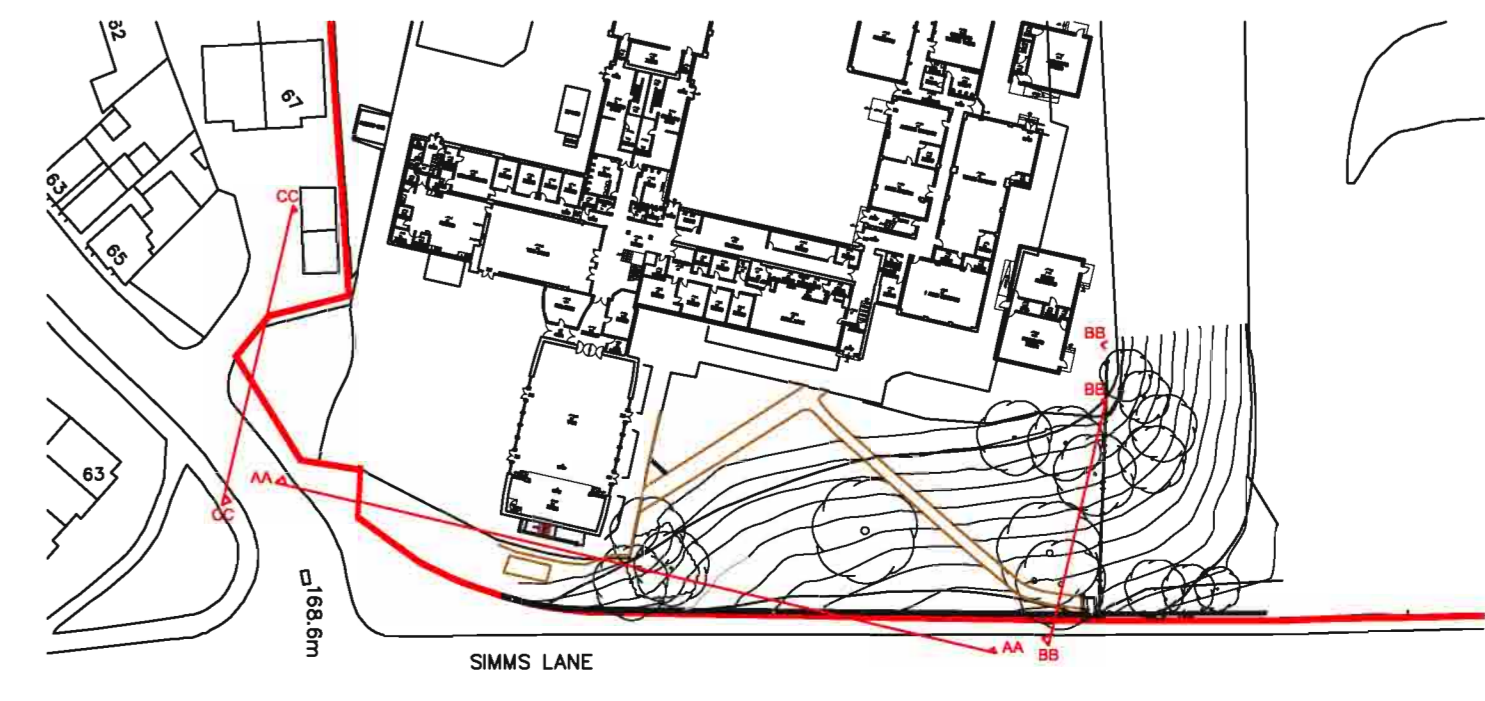
BroadwayMalyan^{BM}
Architecture Urbanism Design

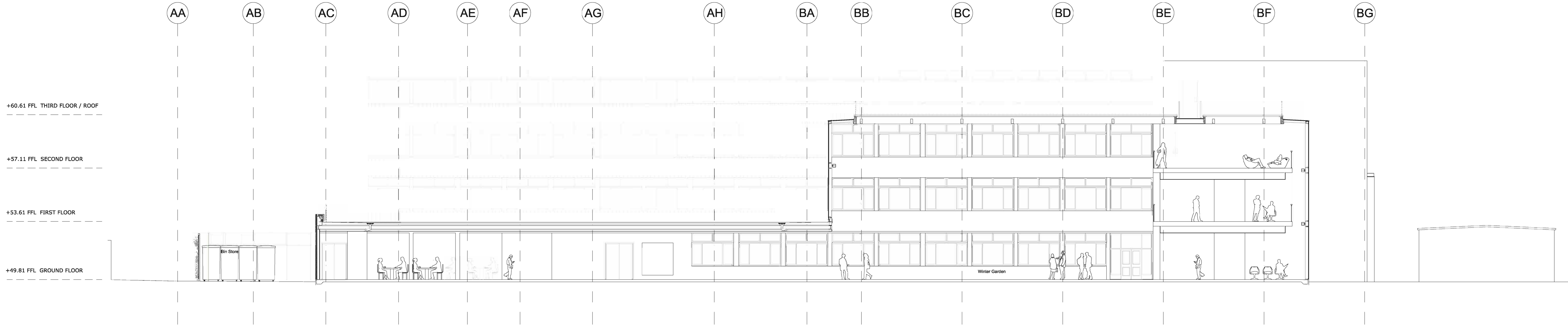
Interchange Place
151-155 Edmund Street
Birmingham
B3 2TA
T: +44 (0)121 236 2030
F: +44 (0)121 237 2080
E: info@broadwaymalyan.com
www.broadwaymalyan.com

Client
Hillcrest School & Community College
Project
Hillcrest School & Community College

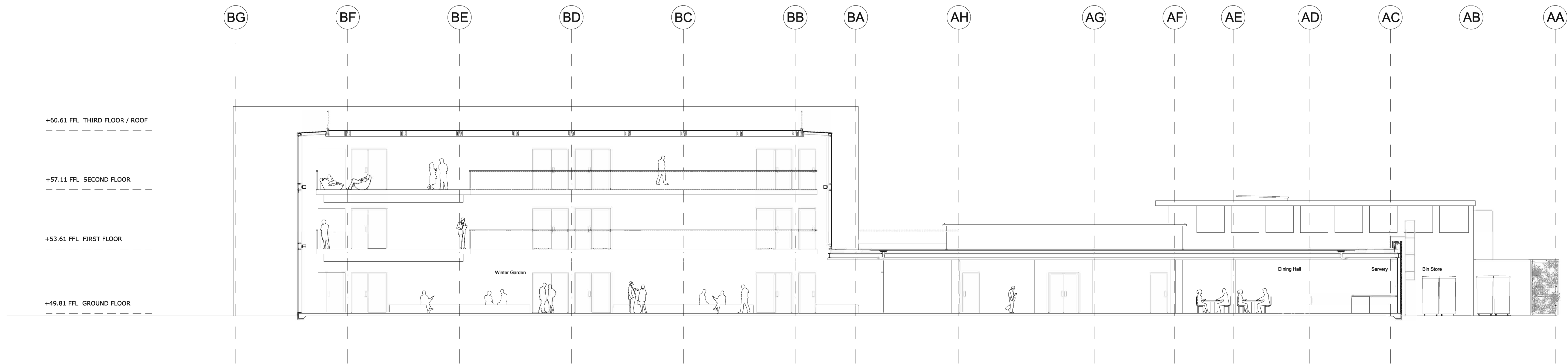
Description
Existing Elevations
Elevations AA, BB & CC

Status PLANNING		
Scale	Drawn	Date
1:100@A0	AW	20.12.10
Job number	Drawing number	Revision
27827	A-el-05-001	-





SECTION CC



SECTION DD

REV	DATE	BY	CHK	APP	DESCRIPTION
A	18.12.2010	AW			Update to the with design workshop

NOTE
Exact position of existing building and site boundary is indicative pending receipt of co-ordinated survey information

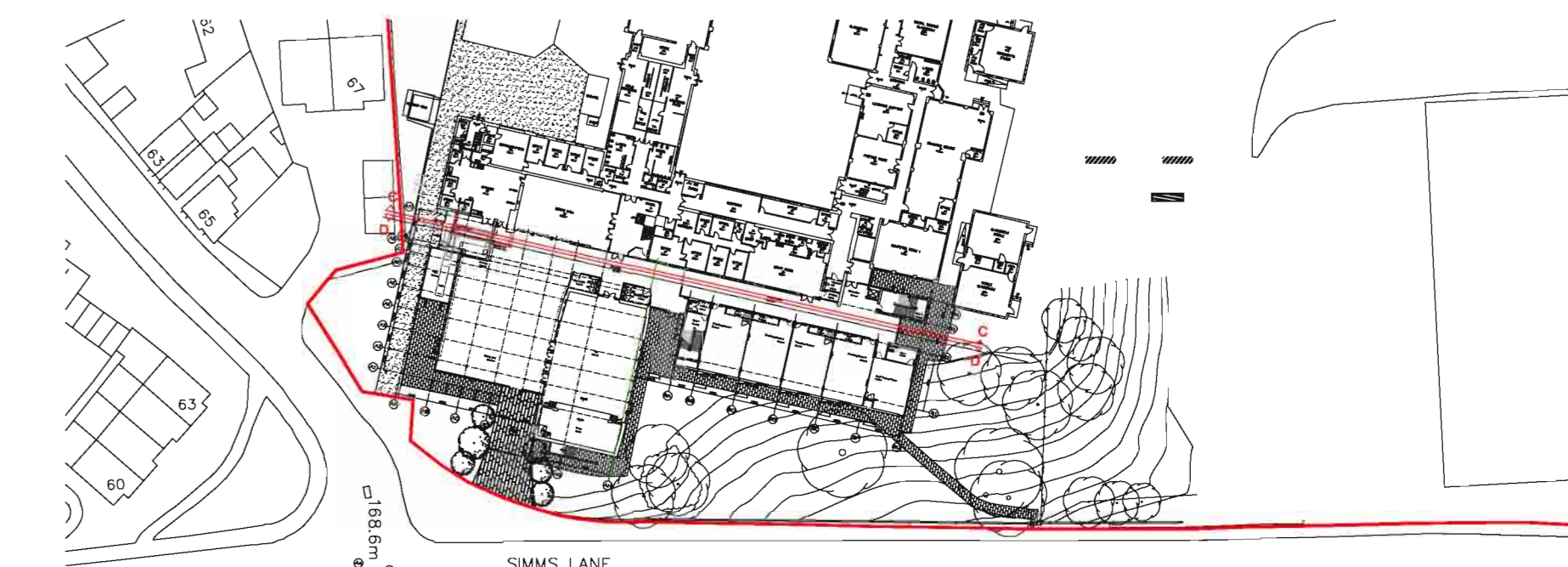
BroadwayMalyan^{BM}
Architecture Urbanism Design

Interchange Place
151-155 Edmund Street
Birmingham
B3 2TA
T: +44 (0)121 236 2030
F: +44 (0)121 237 2090
E: info@broadwaymalyan.com
www.broadwaymalyan.com

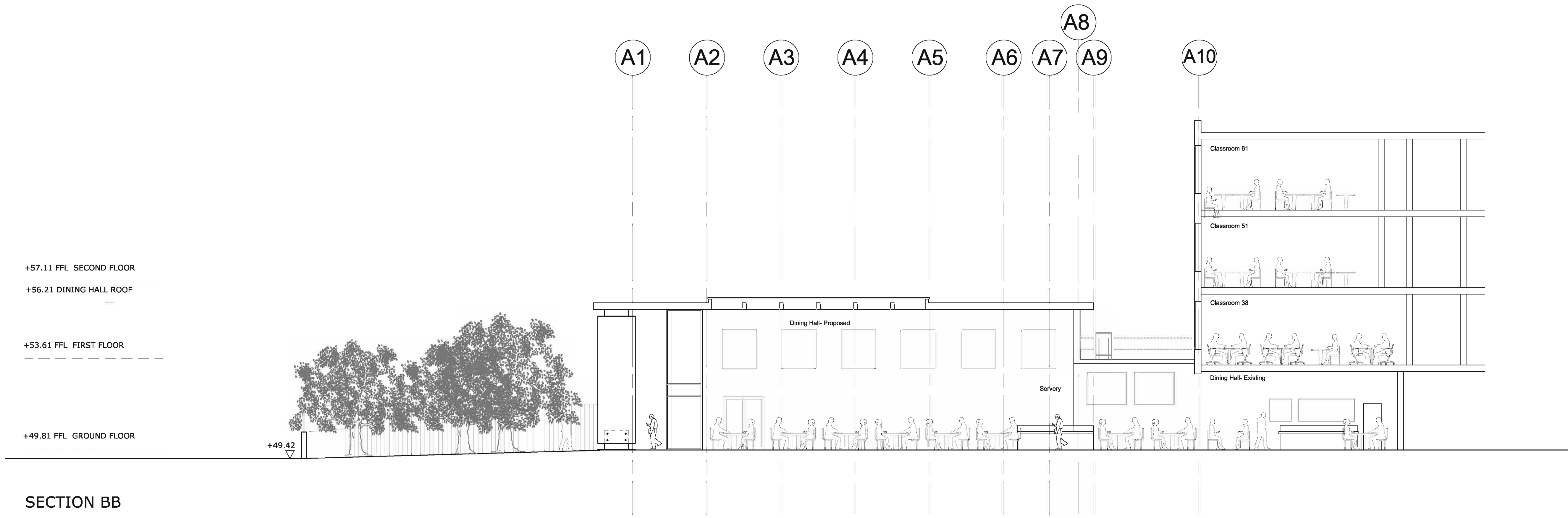
Client
Project
Hillcrest School & Community College

Description
Proposed Sections
CC & DD

Status		
PLANNING		
Scale	Drawn	Date
1:100@A0	AW	19.09.08
Job number	Drawing number	Revision
27827	A-se-02-003	A



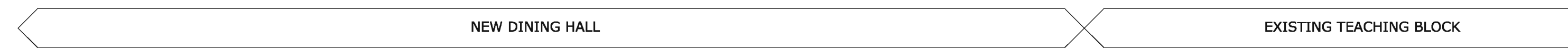
Contractors are not to scale dimensions from this drawing



SECTION BB

REV	DATE	BY	CHK	APP	DESCRIPTION
B	15.12.2010	EG	AW		Update in line with Design Workshop
A	03.12.2010	EG	AW		Section adjusted to match elevation.

NOTE
Exact position of existing building and site boundary is indicative pending receipt of co-ordinated survey information



BroadwayMalyan^{BM}

Architecture Urbanism Design

Interchange Place
151-165 Edmund Street
Birmingham
B3 2TA

T: +44 (0)121 236 2030
F: +44 (0)121 237 2080
E: Bir@BroadwayMalyan.com
www.BroadwayMalyan.com

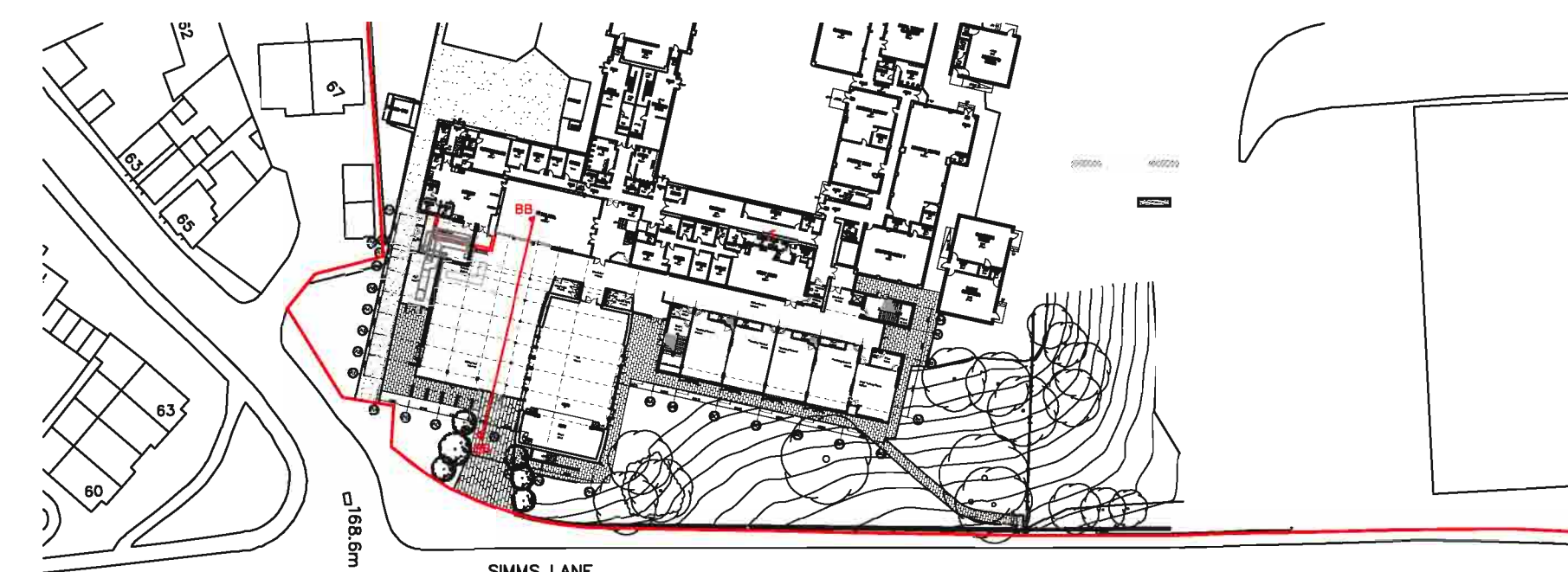
Client
Hillcrest School & Community College

Project
Hillcrest School & Community College

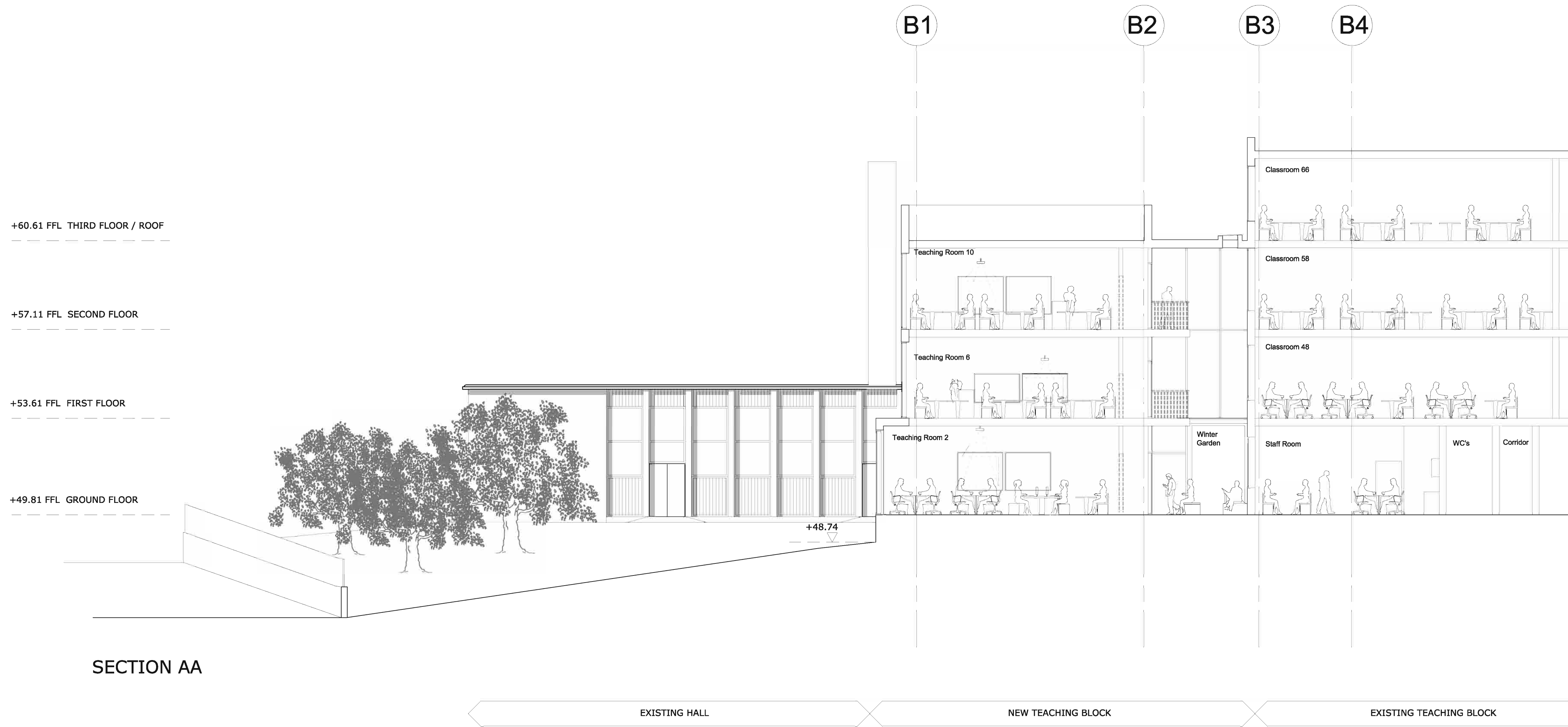
Description
Proposed Section BB

Status		
Planning		
Scale	Drawn	Date
1:100@A1	AW	18.10.10
Job number	Drawing number	Revision
27827	A-se-02-002	A

Original size 100mm @ A1 Copyright Broadway Malyan Limited



Contractors are not to scale dimensions from this drawing



SECTION AA

REV	DATE	DW	CK	AP	DESCRIPTION
D	15.12.2010	EG	AW		Update in line with Design Workshop
C	03.12.2010	EG	AW		Section adjusted to match elevation
B	02.12.2010	AW	AW		Section updated in line with DTI co-ord

NOTE
Exact position of existing building and site boundary is indicative pending receipt of co-ordinated survey information

BroadwayMalyan^{BM}

Architecture Urbanism Design

Interchange Place
151-165 Edmund Street
Birmingham
B5 2TA

T: +44 (0)121 236 2030
F: +44 (0)121 237 2080
E: Bm@broadwaymalyan.com
www.broadwaymalyan.com

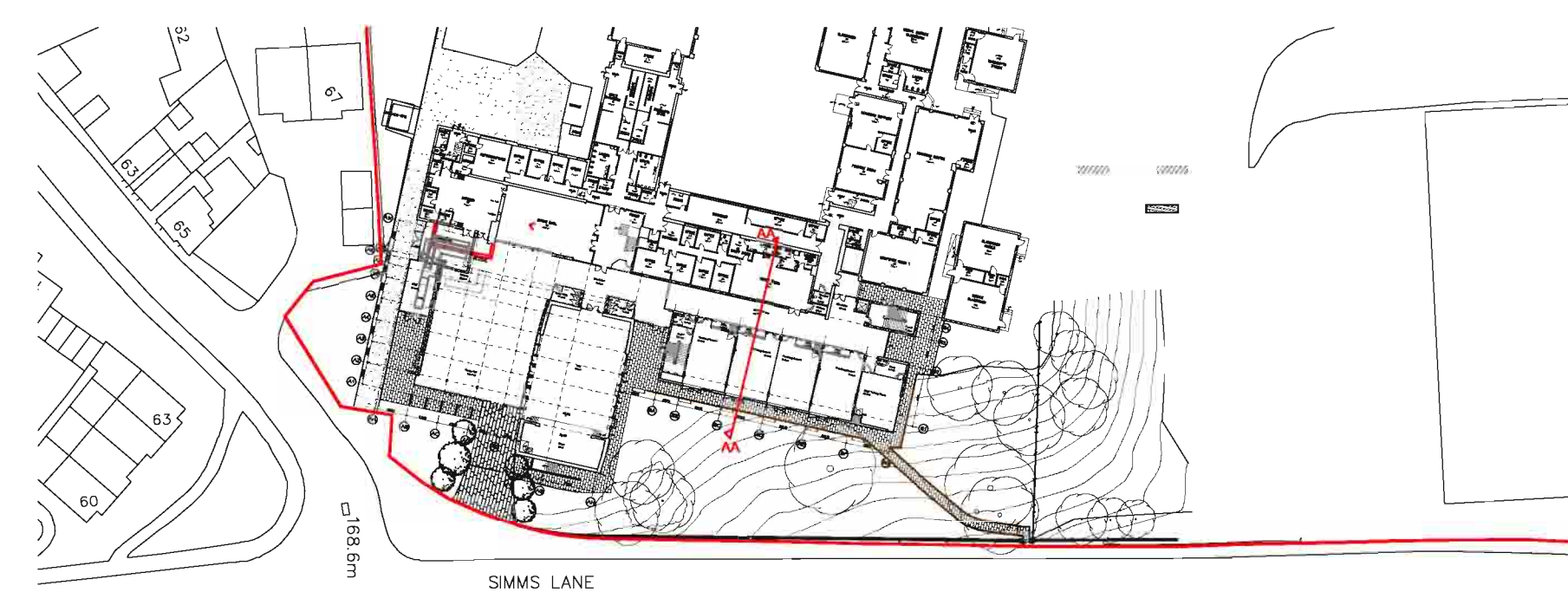
Client
Hillcrest School
Project
Hillcrest School

Description
Proposed Section AA

Status
Planning

Scale	Drawn	Date
1:100@A1	AW	18.10.10
Job number	Drawing number	Revision
27827	A-se-02-001	D

Original size 100mm @ A1 Copyright Broadway Malyan Limited





REV	DATE	BY	CHK	APP	DESCRIPTION
1	10.12.2010	AW			Issued to the client for design development
2	03.12.2011	AW			Final approval to the client for construction

NOTE
Exact position of existing building and site boundary is indicative pending receipt of co-ordinated survey information

BroadwayMalyan^{BM}
Architecture Urbanism Design
 Interchange Place
 151-155 Edmund Street
 Birmingham
 B3 2TA
 T: +44 (0)121 238 2030
 F: +44 (0)121 237 2090
 E: info@broadwaymalyan.com
 www.broadwaymalyan.com

Client
Hillcrest School & Community College
 Project
Hillcrest School & Community College
 Description
Proposed Ground Floor Plan

PLANNING		
Scale	Drawn	Date
1:100@A0	AW	20.12.10
Job number	Drawing number	Revision
27827	A-pl-03-005	B