

PLANNING APPLICATION NUMBER:P06/0374

Type of approval sought	Full Planning Permission
Ward	Castle & Priory
Applicant	Director of D.E.L.L.
Location:	FOXYARDS CP SCHOOL, FOXYARDS ROAD, TIPTON, DY4 8BH
Proposal	REMOVE EXISTING DOUBLE MOBILE CLASSROOM AND RELOCATE EXISTING SINGLE MOBILE. INSTALL A NEW DOUBLE AND SINGLE MOBILE CLASSROOM. SINGLE STOREY EXTENSION TO SCHOOL TO PROVIDE A FOUR CLASSROOM BLOCK AND STAFF ROOM.
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

- 1 The site is enclosed by housing to all boundaries, with rear gardens adjoining the boundary of the school site. It is accessed by vehicles and pedestrians along narrow routes in between the houses. The site, along with the surrounding land, slopes, and is therefore at different levels. The school buildings are single storey and located towards the top of the site, at the southern end, with playing fields around and a car park at a lower level to the north. The site is accessed by vehicles from Foxyards Road to the east. Adjacent the school buildings, and at the same level, are some temporary classrooms.

PROPOSAL

- 2 This application proposes the long term replacement of the existing temporary classrooms with a permanent single storey extension to the school, to the east of the main reception and entrance area. This would be on the site of the existing temporary classrooms. Therefore, the application also proposes that in the interim the temporary classrooms are relocated onto the grassed area adjacent the car park, with two additional classrooms.

- 3 The proposed extension to the school would result in four additional classrooms and the addition of a staff room, and would be glazed to maximise light into the building, with a monopitched roof. The plans show that the external materials would be brick to match that of the existing school.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
DB/69/6176	Erection of primary school	Granted	19/12/69
TP/61/1545	Extension of school	Granted	15/01/60
81/51345	School extension	Granted	9/7/81
86/51656	Siting of 2 mobile classrooms	Granted	23/10/86
88/51788	Mobile classroom	Granted	8/9/88
92/51514	Siting of metal storage container	Granted	29/10/92
93/50724	Additional classroom and new nursery unit and office	Granted	10/6/93
99/50905	Reception, lobby and classroom extension	Granted	21/7/99

PUBLIC CONSULTATION

- 4 Four letters of objection received regarding the likely increase in traffic as a result of the proposal, and the general parking and congestion concerns at school opening and closing times. Concerns regarding emergency access to residential properties were also voiced.

OTHER CONSULTATION

- 5 **Traffic & Road Safety:** No objection subject to conditions.

- 6 **Environmental Protection:** No objection
- 7 **Sport England:** No objection subject to reinstatement of playing field at end of construction works
- 8 **Tree Protection Officer:** No objection subject to conditions
- 9 **Landscape Officer:** Requests landscaping details to screen mobile classrooms.

RELEVANT PLANNING POLICY

Unitary Development Plan Policy

DD1 Urban design

DD4 Development in residential areas

DD6 Access and transport infrastructure

CS4 Education provision

LR5 Playing fields

LR6 Protection of sport and recreation facilities

AM16 Travel Plans

ASSESSMENT

Principle

- 10 The principle of providing long term permanent provision for the site to replace the temporary buildings is considered to be acceptable, as it is in line with national planning guidance and would result in a more appropriate situation on site.

Design

- 11 The proposed extension is considered to be of an appropriate design, scale and massing relative to the existing built form on the site, and would not result in any additional detrimental impacts on the amenities of surrounding residents due to its siting and design.

Highways

- 12 As the proposal would not alter the vehicular access and parking for the site, nor would it result in any additional use of the site, and because the proposal would not increase the usage of the site, it is not considered that the proposals would cause any additional highway impacts.
- 13 The car park would remain available for use during the construction phase, and therefore there would be no change in provision at all. It is therefore not considered reasonable to require any additional provision or a travel plan.

Temporary consent

- 14 The temporary classrooms are only considered to be appropriate on a temporary basis, along with the temporary reduction in playing fields, and therefore are only considered to be acceptable on a temporary basis. Therefore, conditions are recommended that once the extension is occupied, the temporary classrooms be removed within a short time period. This is also in line with national planning guidance that suggests that temporary buildings should only be allowed for temporary, prescribed, periods. It is therefore also considered unnecessary to require a landscaping scheme to screen temporary structures.

Other issues

- 15 As the proposal would not result in the intensification of the use of the site, it is not possible to give much weight to the concerns of the residents relating to the perceived worsening of the current situation, even during the construction phase. However, their concerns mostly relate to situations outside the application site, and to the usage of the public highway, which would be controlled through other means than the planning process.

CONCLUSION

- 16 It is considered that the proposal is compliant with policy, and would not cause harm to surrounding amenities, and is therefore considered acceptable.

RECOMMENDATION

17 The application is recommended for approval subject to the following conditions:

Reason for Approval

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

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 temporary classrooms hereby approved shall be removed from the site within 28 days of the occupation of the extension hereby approved.
3. The materials to be used on the external surfaces of the building hereby permitted shall match as closely as possible those on the existing building.
4. The development hereby permitted shall be built in accordance with the approved plans 06-678DCT-11-01 A, PA05, PA04, PA001, PA03, 05-384 SCTD-11-01A, PA02 unless otherwise agreed in writing by the Local Planning Authority.