
Committee Date:	06/08/2015	Application Number:	2015/04801/PA
Accepted:	15/06/2015	Application Type:	Full Planning
Target Date:	14/09/2015		
Ward:	Sutton Trinity		

Plantsbrook School, Upper Holland Road, Sutton Coldfield, Birmingham, B72 1RD

Erection of two blocks of three storey temporary teaching accommodation and relocation of existing single storey temporary block for use as temporary offices

Applicant:	Carillion Construction Ltd c/o Agent
Agent:	Tweedale Limited 265 Tettenhall Road, Wolverhampton, West Midlands, WV6 0DE

Recommendation

Approve Temporary

1. Proposal

- 1.1. Planning permission was granted on 9th July 2015 for the demolition of the existing school buildings at Plantsbrook School and the redevelopment of the site with a new purpose built educational facility and associated works. The proposal is part of the second phase of the Priority Schools Building Programme (PSBP) for the redevelopment of secondary schools and sixth form colleges across England.
- 1.2. This proposal is for the siting of temporary teaching accommodation and offices (2,489sq.m) within the Plantsbrook School site for a period of approximately 2 years during the school redevelopment. The teaching accommodation would be split within 2, three storey temporary blocks and the single storey temporary building which would be relocated from the rear of the site to the Upper Holland frontage would be used as a site office. The playing fields on the opposite side of Plants Brook would be retained as existing.
- 1.3. Temporary block 1 (1,147sq.m) would be 3 storeys of a typical portacabin design and located on a hard surfaced area to the south of the existing school building. It would provide 12 classroom areas with internal staircases. Outdoor play area would be provided adjacent to the temporary block. This block would be in position from 7th September 2015 until 21st April 2017.
- 1.4. Temporary block 2 (1,287sq.m) would be 3 storeys of a typical portacabin design located on a playground area close to the Ebrook Road frontage. It would contain 16 classrooms and a store area. The staircases would be external. Outdoor play area would be provided adjacent to the temporary block. This block would be in position from 2nd November 2015 to 21st April 2017.

- 1.5. The site office building (70sq.m) would be required to be in position until 9th January 2015.
- 1.6. Car parking would be retained as existing on the Upper Holland Road frontage using the existing access points.

1.7. [Link to Documents](#)

2. Site & Surroundings

- 2.1. The application site is located on the junction of Upper Holland Road and Ebrook Road and is approximately 3.85 hectares in area. The site is divided into two parts by the Plants Brook with the section to the north-east containing the school buildings which are a mix of single and two storey buildings dating from the 1930's, 60's and 90's including a standalone sports hall at the rear of the site. To the south-west of the brook are the playing fields.
- 2.2. There are two access points for vehicles from Upper Holland Road, an entrance and egress which are shared with pedestrians. On Ebrook Road there is a vehicular entrance/exit to a rear parking area and further along is a separate pedestrian entrance.
- 2.3. To the south-east of the school is Town Junior School with Sutton Coldfield Town Football Club to the south-west. There are residential dwellings opposite the school on Ebrook Road and Upper Holland Road with further residential adjacent to the site on Upper Holland Road and to the south-west of the school playing fields on Cole Lane.
- 2.4. [Site Location and Street View](#)

3. Planning History

- 3.1. 09/07/2015. 2015/02634/PA. Demolition of existing school and erection of new school, sports hall and multi-use games areas, energy centre and plant area with associated car parking and landscaping. Approved.

4. Consultation/PP Responses

- 4.1. Transportation Development – no objections subject to condition.
- 4.2. Regulatory Services – no objections.
- 4.3. West Midlands Police – no objections.
- 4.4. West Midlands Fire Service – comments awaited.
- 4.5. Severn Trent Water – no objections.
- 4.6. Environment Agency – no objections.
- 4.7. MP, Councillors, Residents Associations and nearby occupiers notified.

- 4.8. A petition with 19 signatures has been received objecting to the proposal on the following grounds;
- Block 2 will block out light to 17-31 Ebrook Road and devalue their properties.
 - During construction it will be like living in a building site.
 - Parking along Ebrook Road is at crisis level.
 - Increase in traffic will increase the risk of accidents.
- 4.9. 1 letter of comment has been received stating that the plans do not clearly show the proposed position of the temporary buildings.

5. Policy Context

- 5.1. UDP (Adopted 2005), Draft Birmingham Development Plan, Places for All SPG (2001), Car Parking Guidelines SPD (2012), NPPF (2012).

6. Planning Considerations

- 6.1. Planning permission for the redevelopment of Plantsbrook School was approved by your Committee on 9th July 2015. The redevelopment is being carried out under the Priority Schools Building Programme (PSBP) which is a Central Government initiative to renew secondary school facilities in England and was launched in 2011. The programme is administered by the Department for Education and managed by the Education Funding Authority to address the needs of schools most urgently in need of repair. The intention of the PSBP is to transform the provision of secondary educational facilities so they are fit for purpose in the 21st Century and can be enjoyed by the local community outside of normal school hours.
- 6.2. The proposed temporary buildings would be located on hardsurfaced areas of the school site which are not directly affected by the redevelopment of the school buildings. Block 1 would be sited to the rear of the existing school building well within the site and would raise no issues. The temporary site office building would be single storey and located on the Upper Holland Road frontage and again would raise no issues.
- 6.3. Objections have been raised to the siting of Block 2 from local residents in Ebrook Road who are of the view that they will lose light to the frontage of their properties as a result of the proximity of 3 storey temporary block. Following further discussions between the school, contractors and local residents, the block has been repositioned so that the windowed elevation would be approximately 45 metres from the front elevations of the nearest dwellings on Ebrook Road. I consider that, given the level of distance separation, the use of the proposed block would not result in a loss of amenity to residents through overshadowing, overlooking or loss of privacy.
- 6.4. Transportation Development raise no objections to the proposal and note the existing parking and access points off Upper Holland Road would be retained during construction. They have requested a condition requiring a construction phase management plan to be submitted showing full details of parking for school staff, visitors and construction staff along with vehicle routing for construction traffic and delivery times.

6.5. No objections have been raised by Regulatory Services, West Midlands Police, West Midlands Fire Service and the Environment Agency. Severn Trent Water have raised no objections subject to a drainage condition.

7. Conclusion

7.1. I consider the proposed temporary accommodation is essential for the continued operation of Plantsbrook School and is acceptable for the temporary period of time required.

8. Recommendation

8.1. Approve Temporary.

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| 1 | Requires the prior submission of a scheme to show how the building would be removed by the 21st April 2017. |
| 2 | Requires the prior submission of a sustainable drainage scheme |
| 3 | Requires the prior submission of a construction phase management plan |
| 4 | Requires the scheme to be in accordance with the listed approved plans |
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Case Officer: John Davies

Photo(s)

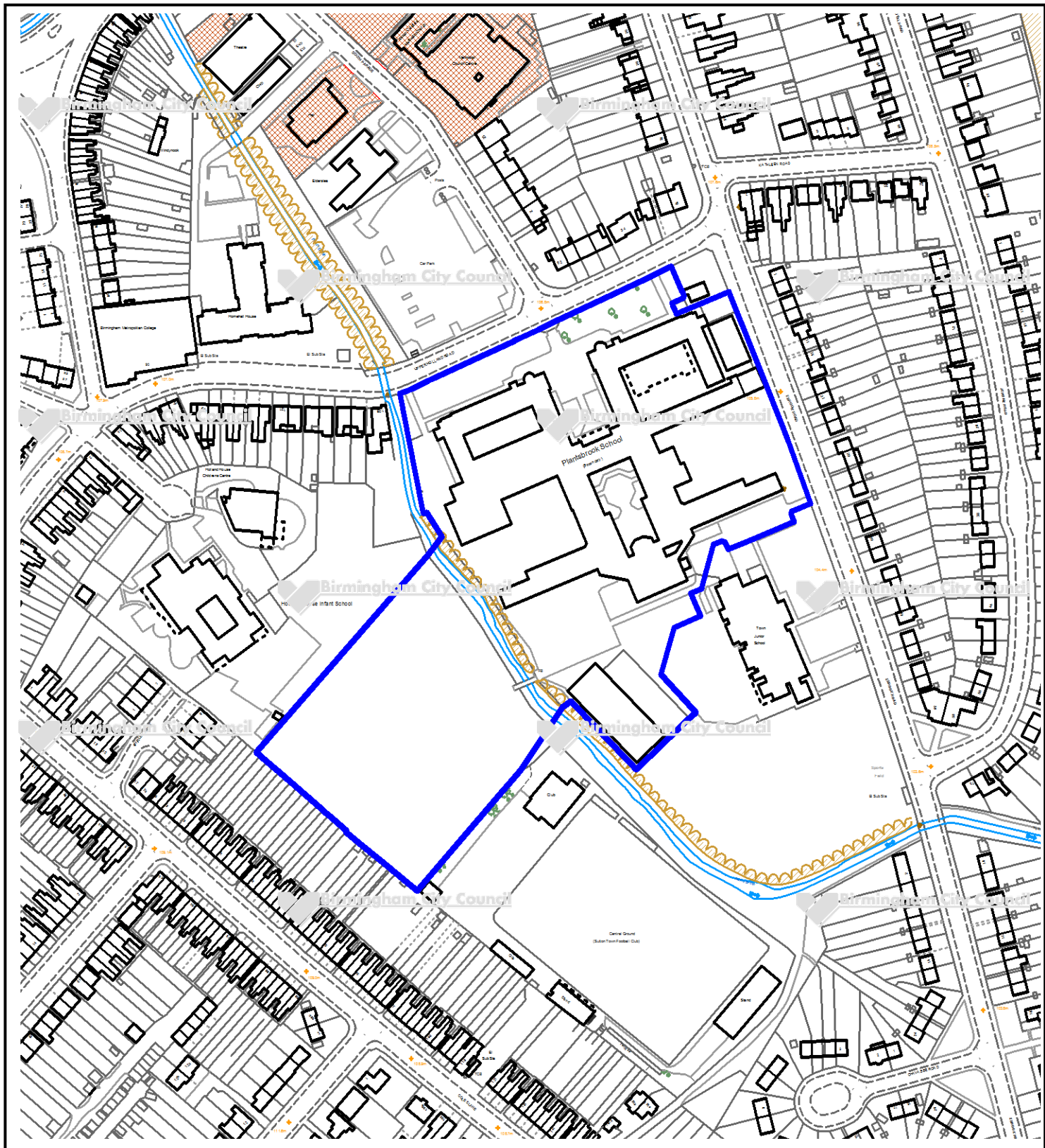


Figure 1 – Site of temporary block 1



Figure 2 – Site of temporary block 2

Location Plan



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