Starbank School Annex, 256-258 Hob Moor Road, Small Heath, Birmingham, B10 9HH

Installation of 2 no. single storey inter-linking temporary buildings and 1 no. single storey inflatable building to accommodate secondary school provision for Year-7 pupils.

Applicant: Birmingham City Council
PO Box 28, Birmingham, B1 1TU
Agent: Portakabin Ltd, Total Solutions
Gelderd Road, Leeds, West Yorkshire, LS12 6LZ

Recommendation
Approve Temporary

1. Proposal

1.1. Consent is sought for the installation of 2 no. single storey inter-linking temporary buildings and 1 no. single storey inflatable building to accommodate secondary school provision for Year-7 pupils at Starbank School Annex.

1.2. The inter-linking buildings would provide 5 basic teaching classrooms, a science classroom, food technology classroom, art/design technology classrooms, staff room, store room and w/c's. In total, the buildings would be 36.6m wide x 25.5m deep x around 3.5m high.

1.3. The proposed temporary buildings would be prefabricated. The external walls would comprise plasticol-coated galvanised steel grey cladding and the roof would be aluminium-zinc coated steel.

1.4. The proposed inflatable building would provide hall space to be used for sporting purposes, e.g. hockey, football, etc. The proposed hall would be 20m wide x 14.5m deep and would be around 6m high. It would be bounded by an anti-climb fence. There would be paving around / linking the proposed structures.

1.5. Additional information provided indicates that an additional 210 pupils and approximately 14 additional staff would be accommodated within these buildings / structure.

1.6. The proposed buildings are required temporary (1-yr max.) as the existing Starbank School, located 150m south at Starbank Road, is to be redeveloped shortly to provide new school premises.
1.7. The remainder of the site, which includes a two-storey brick building fronting Hob Moor Road, a tarmacked play area, existing temporary buildings, a playing field and car parking (around 20 spaces) would remain unaltered.

Site Layout

Proposed Temporary Buildings

Proposed Inflatable Building

2. Site & Surroundings

2.1. The application site comprises a grassed area located to the north of Hob Moor Road, behind Starbank School Annex. To the north and west, beyond the existing school playing field is Yardley Green Allotments. To the east, beyond existing temporary school buildings, is a green space occupied as an ‘Eco Park’. To the south, Hob Moor Road comprises predominantly 2-storey residential properties, together with a mosque opposite the site access on the corner of Hob Moor Road and Fosbrooke Road.

2.2. The surrounding area comprises predominantly allotments and dwellinghouses.

Location Plan

Street View

3. Planning History

3.1. 19.09.91 - 1991/03458/PA – Regrading of playing field, installation of inception drains and reinstatement as playing field – Approved subject to Conditions.

3.2. 18.10.10 - 2010/02678/PA - Installation of 2 no. double temporary classrooms and 1 no. temporary kitchen for one year with alterations to existing side access road and provision of new area of hardstanding – Approved temporary for 1-year.

3.3. 16.09.11 - 2011/03956/PA - Renewal of temporary planning approval reference 2010/02678/PA and siting of one additional demountable classroom above existing classroom for a temporary period of 2 years, and installation of external staircase – Approved temporary for 2-years.

4. Consultation/PP Responses

4.1. Ward Councillors, Residents Associations and local occupiers notified. Site notices posted. 1 letter of objection received from a local occupier on the following grounds:

- Concerned that no consultation prior to submitting the formal planning application.
- Site located within a residential area.
- Would be an increase in parking / highway problems. Already problems in mornings and afternoons when children are dropped off and collected.
- Site located on brow of hill and two nearby bus stops in close proximity add to the risk posed by traffic.
- Nearby Mosque adds to highway problems when in use at the same time as school drop-off / pick-up times.
- Blocking of driveway and problems of parked cars.
- Property insecure due to broken fences, resulting in house being insecure.
- Detrimental impact on wildlife.
- On-going disruption.

4.2. Sport England – No objections, subject to conditions. Within three months of the temporary buildings being removed, the playing field land shall be reinstated to a playing field. Also, the Japanese Knotweed should be dealt with satisfactorily.

4.3. Natural England – No objections.

4.4. City Ecologist – No objections. Proposed method of treating Japanese Knotweed (fenced off and weekly spraying with appropriate chemicals) is appropriate.

4.5. Transportation Development - Further information requested, such as staff and student numbers – additional information provided. Awaiting a response.

4.6. Regulatory Services – No objections.

4.7. Leisure Services – No objections.

4.8. West Midlands Police – No objections.

4.9. West Midlands Fire Service – No objections.

5. Policy Context


6. Planning Considerations

6.1. The main issues for consideration are the impact of the proposals on visual and neighbour amenity and highway safety.

6.2. Paragraph 3.8 of the adopted Unitary Development Plan states that the City's environmental strategy is based on the need to protect and enhance what is good in the City's environment and to improve what is less good. The keynote is on quality and paragraph 3.10 of the UDP states that proposals which would have an adverse effect on the quality of the built environment will not normally be allowed.

6.3. It was originally proposed to install 2 x 2 storey inter-linking temporary buildings and 1 no. single storey inflatable building for a period of 2-years. Following extensive discussions, the proposals have been amended to 2 single storey inter-linking temporary buildings and 1 no. single storey inflatable building for a 1-year temporary period. The proposed buildings are required for a temporary period, whilst a new school is erected at the main school site nearby at Starbank Road. Should it be necessary to provide further temporary buildings at first floor next year, then a further planning application would be submitted. In any case, once the new school is complete, the buildings / structure would be removed and the land reinstated as playing field. Education has expressed no objections and have stated that pupils
have been offered their school places for September 2014 and therefore these proposals are essential.

6.4. Visual amenity

6.5. The proposed buildings would be typical temporary structures. They would comprise plastcol-coated galvanised steel grey cladded walls and aluminium-zinc coated steel roofs. The inflatable building would be single storey – colour to be agreed. The buildings / structure would be located behind the existing main school building and sited around 2m lower than Hob Moor Road, due to changes in ground level. As such, it would be unlikely that the buildings / structure would be visible from Hob Moor Road.

6.6. Impact on residential amenity

6.7. The proposed buildings / structure would be sited towards the middle of the existing school site. The nearest dwellings, fronting Hob Moor Road, would be around 45m from the inflatable structure and over 60m from the proposed inter-linking buildings. Also, windows of the proposed building would face east, towards existing temporary buildings and west towards the existing playing field and allotments beyond. Consequently, within this context it would be unlikely that the amenities of nearby residential occupiers would be adversely affected in term of loss of visual amenity, light or overlooking. Regulatory Services have raised no objections to the proposals.

6.8. Highway Safety

6.9. One letter of objection has been received from a local occupier primarily on the grounds of increased in parking / highway problems, particularly in the mornings and afternoons when children are dropped off and collected. The proposed buildings / structure would be located within the middle of the existing school site. The buildings / structure would not displace any of the existing parking facilities, around 20 spaces. Amended plan has been received indicating that the proposed double storey temporary buildings would now be single storey only. Transportation Development has requested further information relating to increased staff and pupil numbers, which has been provided. Further response from Transportation Development ia awaited. There is a bus stop outside of the school premises on both sides of Hob Moor Road to facilitate travel by public transport and a cycle storage condition is attached.

7. Conclusion

7.1. The proposed buildings / structure would be required for a temporary period (max. 1-year) and are considered acceptable, subject to satisfactory safeguarding conditions.

8. Recommendation

8.1. Approve for a temporary one year period.

1 Requires the prior submission of a method statement for the removal of invasive weeds

2 Requires the prior submission of hard and/or soft landscape details
3 Requires the prior submission of boundary treatment details

4 Requires the prior submission of sample materials

5 Requires the scheme to be in accordance with the listed approved plans

6 Requires the prior submission of a scheme to show how the building would be removed within 1 year

7 Requires the prior submission of cycle storage details

Case Officer: Tony White
Figure 1: Existing Site Access
Figure 2: Development Site