Committee Date: 27/11/2014  Application Number: 2014/06321/PA
Accepted: 03/09/2014  Application Type: Full Planning
Target Date: 03/12/2014  Ward: Northfield

Turves Green Boys School, Turves Green, Birmingham, B31 4BS

Demolition of existing school building, including the caretakers dwelling and the erection of two storey temporary classroom accommodation

Applicant: Interserve Construction Ltd
c/o Agent
Agent: RPS Planning & Development
Highfield House, 5 Ridgeway, Quinton Business Park, Birmingham, B32 1AF

Recommendation
Approve Subject To Conditions

1. Proposal

1.1. This application proposes demolition of the existing school buildings (except the existing Sports Hall), and the erection of temporary classroom accommodation during the construction period of a new school building on the site. The application for the new school building is being considered under planning application 2014/06291/PA also on this agenda.

1.2. The temporary accommodation would comprise of 6no classrooms in a two storey block located on the existing hard play area centrally within the existing school site. A temporary plant room is also proposed.

1.3. The proposed phasing of the redevelopment of the school provides that the temporary accommodation would be erected at the beginning of the works. This would allow for the partial demolition of the existing school building. The new school building can then be constructed and once completed; pupils and staff would move into the new building to allow the removal of the temporary classrooms and the demolition and redevelopment of the rest of the site to occur.

Plans and elevations

Location of proposed temporary classrooms

2. Site & Surroundings

2.1. The application site relates to Turves Green Boys School located to the eastern side of Turves Green, within Northfield Ward. The school is located within a predominantly residential area and the site currently comprises of a purpose built school building with a courtyard at its centre and a number of wings of differing heights, mostly two storeys and incorporating a caretakers dwelling. A modern sports hall sits in the south east corner of the site. The one, sizeable three-storey
element sits at the centre of the site, albeit appearing as a two storey due to land level difference. There is approximately 2.3m of fall from the existing entrance from Turves Green at the north-west, to the south east of the site.

2.2. The school is bounded by Clunbury Road residential properties to the north, Titterstone Road residential properties to the east and Worthen Grove and Merino Avenue residential properties to the south. Further to the north of the site is Turves Green Primary School and Turves Green Girls School; whilst to the south is Albert Bradbeer Primary School.

2.3. There are no protected trees on the site and the site is not within a Conservation Area; however it is within close proximity of the Austin Village Conservation Area.

Location map

Street view

3. Planning History

3.1. There is an extensive planning history associated with the site and in particular for the provision of temporary accommodation. However an application of note is;

3.2. 30/06/2006 – 2004/01445/PA Construction of new sports hall, fitness room and dance studio with associated ancillary facilities. Approved subject to conditions.

3.3. Being considered concurrently with this application elsewhere on this agenda is;

3.4. 2014/06291/PA Demolition of existing school buildings including caretakers dwellings and development of new three storey secondary school building, hardstanding, car parking, landscaping and associated infrastructure.

4. Consultation/PP Responses

4.1. Transportation Development – No objection subject to conditions for a demolition management plan.

4.2. Regulatory Services - No objection.

4.3. West Midlands Police – No objection.

4.4. Severn Trent – No objection subject to a condition for drainage plans for the disposal of foul and surface water flows.

4.5. Letters of notification have been sent to surrounding occupiers, local residents associations, Northfield Ward Councillors, Planning Committee members form the Northfield Constituency and the MP for Northfield. A site and press notice has also been posted.

4.6. Two letters of objection have been received from one neighbouring occupier, objecting to the proposal on the following grounds.

- There has already been loud work and construction in the area for 2 years.
- The school is high enough already.
5. **Policy Context**

5.1. The following local policies are relevant.

- The Birmingham Unitary Development Plan (2005)
- Draft Birmingham Development Plan (2013)
- SPG: Places for All

5.2. The following national policy is relevant.


6. **Planning Considerations**

6.1. **Background**

The school is to be re-developed under the Priority Schools Building Programme (PSBP). The programme is centrally managed and has been set up to address the needs of the schools most in need of urgent repair. Through the programme, 261 schools across England will be rebuilt or have their condition needs met by the Education Funding Agency (EFA). It is intended that all schools within the programme will be delivered by the end of 2017. Turves Green Boys School is one of six schools within the city that has been identified for funding. This has led to the development of a series of design proposals for the site and culminated in the scheme presented in this application.

6.2. **Siting**

The temporary accommodation would be sited within the school grounds on an existing hard play area. However it is noted that a further hard play area to the south east of the school would remain in place during construction. The building would be located close to the Turves Green frontage of the school and thus would be visible within the streetscene. However the temporary accommodation would be seen as part of the wider redevelopment of the site and would be no nearer to residential properties opposite than the existing school buildings to cause any significant detrimental impact to visual or residential amenity.

6.3. **Transportation Issues**

Transportation development officers raise no objection to the proposal, subject to a condition for a demolition method statement to ensure the demolition is managed to limit any adverse impact on the surrounding highway network. I do not envisage that the temporary accommodation would significantly affect the free flow or level of traffic in the adjoining highways. It is noted that no on site car parking is provided during the demolition stage of the wider development of the school. However a phasing plan and construction method statement are requested as part of the application 2014/062391/PA to address this matter.

7. **Conclusion**

7.1. The proposed temporary classrooms would not have any adverse impact on the visual or residential amenities of the surrounding area and are required as part of the wider development of a new purpose built school. The school would be provided with good quality sporting and recreational facilities which would be available for community use and would be in a sustainable location. The proposal would
therefore accord with policies within the Birmingham Unitary Development and those set out within the National Planning Policy Framework.

8. Recommendation

8.1. Approve subject to conditions.

1. Requires the scheme to be in accordance with the listed approved plans
2. Requires the prior submission of a demolition management plan
3. Requires the building to be removed within a three year timescale
4. Limits the approval to 3 years (Full)

Case Officer: James Mead
**Photograph 1:** Existing vehicles access along north eastern boundary

**Photograph 2:** Existing school frontage (southern end)
Photograph 3: Existing school frontage (northern end)