

**PLANNING  
COMMITTEE**

**9th September 2015**

---

**Planning Application 2015/213/FUL**

**Construction of new 3-court sports hall on site of existing hard court, including changing rooms, toilets, and accessible changing place.**

**St Bedes Catholic School , Holloway Lane, Lodge Park, Redditch, Worcestershire, B98 7HA**

**District:**

**Applicant: Mrs Diane McGovern**

**Expiry Date: 16th September 2015**

**Ward: LODGE PARK**

**(see additional papers for Site Plan)**

The author of this report is Nina Chana, Planning Officer (DM), who can be contacted on Tel: 01527 548241 Email: nina.chana@bromsgroveandredditch.gov.uk for more information.

**Site Description**

St Bedes Catholic Middle School is set within a large triangular shaped curtilage accessed off Holloway Lane. The site is bound by Holloway Lane to the eastern boundary, Holloway Drive and the A441 dual carriageway to the western boundary and to the southern side of the boundary lie residential dwellings. The main vehicular and site access is at the southern end of the site accessed off Holloway Drive.

The existing school buildings form a cluster at the northern part of the site. The parking, hard courts and buildings ancillary to the school are on the south east side of the site.

Approximately half of the site area consists of turfed playing fields which are located to the west of the site.

**Proposal Description**

The application seeks the construction of a sports hall which would include three courts, male and female changing rooms with shower facilities and male, female and staff toilet facilities. The building is proposed to be built on what is currently an unused hard court area. The lower section of the building is to be finished externally in a multi tone red brick to match the existing school buildings and the upper section is to be clad in vertical timber boards. The sports hall is proposed to be part single storey (4 metres high) and part two storeys (9 metres). The total area of the proposed building would be 770 square metres. The facility would be for school use only.

**PLANNING  
COMMITTEE**

9th September 2015

---

**Relevant Policies :**

**Borough of Redditch Local Plan No.3:**

BBE13 Qualities of Good Design  
R01 Primarily Open Space  
CT12 Parking Standards  
L02 Education provision

**Emerging Borough of Redditch Local Plan No. 4**

Policy 13: Primarily Open Space  
Policy 28: Supporting Education, Training and Skills

**Others:**

NPPF National Planning Policy Framework  
NPPG National Planning Practice Guidance

**Relevant Planning History**

2015/213/FUL	Construction of new 3-court sports hall on site of existing hard court, including changing rooms, toilets, and accessible changing place.	
2004/410/FUL	New Lift Installation For Disabled Access And A Corridor Link To First Floor Class Rooms	27.09.2004
2002/437/FUL	Extension To Form Classroom To Replace Mobile	02.01.2003
2001/265/FUL	Extension At Ground Floor For Staff Toilets	30.08.2001

# **PLANNING COMMITTEE**

**9th September 2015**

---

## **Consultations**

### **Development Plans**

Lodge Park ward currently has a deficit of open space and in principle, planning policy seeks to protect designed open space. In this case however, the benefits of the proposal are considered to outweigh the value of the existing open space, which has currently has limited access.

### **Highway Network Control**

No Comments Received To Date

### **North Worcestershire Water Management**

No Comments Received To Date

## **Public Consultation Response**

### **Assessment of Proposal**

Assessment of the proposal

The site lies within the school grounds and on land defined as Open Space in the Borough of Redditch Local Plan No 3. The Lodge Park ward currently has a deficit of open space and in principle; planning policy seeks to protect designed open space. In this case however, the benefits of the proposal are considered to outweigh the value of the existing open space, which currently has limited access. As such, Policy R.1 of the Borough of Redditch Local Plan No 3 would favour such a development.

With regard to the height, scale and design of the proposal, the building would sit comfortably within the school grounds and be in keeping with the surrounding area.

Concerns have been raised by two local residents with regard to a potential increase in traffic movement and insufficient car parking. When the proposal was planned, there was the intention to open up the proposed sports hall facilities to the community, however, this part of the development has now been shelved due to a funding issue. This proposal therefore, would be solely for the use of the school and as a result, there would be no requirement for additional car parking spaces. Comments regarding this matter are awaited from the Highways Officer and when received, they will be reported in the update paper.

Objections have also been raised with regard to flooding. However this matter is being dealt with by the officials of the school along with other parties as a separate issue.

In conclusion, this proposal falls within the school grounds and is in compliance with adopted and emerging policies.

**PLANNING  
COMMITTEE**

**9th September 2015**

---

The scheme has raised no other material planning issues and has required no further amendments or negotiations. As such it is considered that the proposal complies with the provisions of the development plan and would be acceptable.

**RECOMMENDATION:**

***That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:***

**Conditions:**

- 1) The proposal must be started within 3 years from the date of this notice.

Reason: To comply with National Legislation

- 2) The proposal shall be carried out as shown on the plans, schedules and other documents listed below;

Project Number: 2014086

Drawing numbers: P00, P.01, P.05, P.06, P.07

Reason: To make sure the development is carried out exactly as shown on the plans, to ensure that it relates to the area in which it is being built and protects how that area looks, in order to comply with Policy B (BE).13 of the Borough of Redditch Local Plan No 3.

- 3) The development hereby approved shall be for the sole use of the pupils of St Bedes School and no other parties. Any changes to the use shall be subject to the written approval of the Local Planning Authority.

Reason:- To define the terms under which permission for this development is granted and in accordance with Policy C(T).12 of the Borough of Redditch Local Plan No.3

**Procedural matters**

This application is being reported to the Planning Committee because two (or more) objections have been received.