

Council/Committee:	Planning Committee
Date of Meeting	10 June 2026
Application Reference	DC/25/71275
Application Description	Demolition of 6 No. existing school buildings and proposed 1 No. new three storey school building with access, parking, sports facilities, landscaping and associated works.
Application Received	09/12/2025
Application Address	Perryfields High School Maths And Computing College And Sixth Form, Oldacre Road, Oldbury, B68 0RG
Report Author	William Stevens
Lead Officer	Tammy Stokes
Ward	Old Warley
Appendices (if any)	<ol style="list-style-type: none"> 1. Location Plan 2. Block plan 3. Floor plans 4. Elevation plans

1. Application Summary

- 1.1 The application is being reported to Planning Committee because a material planning objection has been received and that the Council owns the land.
- 1.2 To assist members with site context, a link to Google Maps is provided below:

[Aerial Image](#)

[Oldacre Road entrance](#)

[Pitfields Close view](#)

2. Recommendations

2.1 That planning permission is granted subject to the following conditions relating to:

- i) External materials,
- ii) Parking laid out and retained,
- iii) 10% Renewable energy plan,
- iv) A replacement grass playing field
- v) The grass field 5-year maintenance plan
- vi) Details of the proposed Multi Use Games Area (MUGA), including court marking,
- vii) Details of the sports hall to include flooring, heating, cooling, ventilation systems,
- viii) Construction management plan compliance,
- ix) Noise barrier,
- x) Social value – apprentices,
- xi) A community use agreement,
- xii) Ground investigation,
- xiii) BNG conditions
- xiv) Surface Water Drainage,
- xv) The construction and environmental management plan shall be implemented,
- xvi) Electric Vehicle Charging Provision,
- xvii) Cycle Provision,
- xviii) Travel Pan
- xix) Tame Road improvements,
- xx) External lighting,
- xxi) Hard and soft landscaping, and
- xxii) Boundary treatment.

3. Reasons for the recommendation and conditions

3.1 The proposed development would be acceptable because it accords with policy, replacing an existing school on an existing school site, does not cause any significant harm to private amenity, and would not be detrimental to highway safety.

4. Key Considerations

4.1 The site relates to a current a school site known as Perryfields High School.

4.2 Material planning considerations (MPCs) are matters that can and should be taken into account when making planning decisions. By law, planning decisions should be made in accordance with the development plan unless MPCs indicate otherwise. This means that if enough MPCs weigh in favour of

a development, it should be approved even if it conflicts with a local planning policy.

4.3 The material planning considerations which are relevant to this application are:

- Amenity concerns – loss of privacy, outlook and noise.
- Light pollution,
- Impact on wildlife, and
- Increase in litter.

5. The Application Site

5.1 The application site relates to Perryfields High School and is within a predominately residential area with open space and the M5 motorway to the west.

Planning History

5.2 There is significant planning history with this site, and a full list of the planning history is provided below:

DD/21116	Low-cost sports hall for education purposes.	Deemed approved 24.11.1986
DD/22352	Proposed garage for schools' minibus.	Deemed approved 06.10.1987
DD/28473	Siting of 3 mobile classroom units.	Deemed approved 17.08.1992
DD/98/34046	Development of sports pitches and sports hall extension - changing rooms, fitness suite and licensed function room car parking and access road.	Grant Permission Subject to Conditions 26.06.1998
DC/03/41052	To provide a mobile classroom for the school, to be located on the playground.	Grant Permission 26.08.2003
DC/04/43047	Conservatory used as a reception area for visitors to the school.	Grant Permission 25.08.2004

DC/05/43880	New two storey classroom block, to replace temporary portable building accommodation.	Grant Permission subject to Conditions 03.08.2005
DC/08/50062	Proposed replacement of three mobile classroom blocks due to fire damage.	Grant Permission 23.10.2008
DC/11/53029	Proposed modular classroom unit.	Grant Permission 27.04.2011
DC/12/54548	Erection of two storey 28 No. classroom unit and construction of multi-use games area (MUGA).	Grant Permission subject to Conditions 28.05.2012
DC/19/63483	Proposed erection of a two storey prefabricated modular classroom building.	Withdrawn 07.11.2019
PD/26/03191	Proposed demolition of two storey modular teaching block.	Grant Demolition Consent 08.04.2026

6. Application Details

6.1 The applicant proposes the demolition of 6 No. existing school buildings and proposed 1 No. new three storey school building with access, parking, sports facilities, landscaping and associated works.

6.2 Key facts

	Existing	Proposed	Difference
Carparking spaces	71	98 (including disabled spaces)	+27
Motorcycle spaces	2	2	0
Cycle spaces	15	106 20 staff and 80 pupil cycle spaces within secure shelters, and 6 visitor cycle spaces adjacent to	+91

		the school entrance.	
Disabled access spaces	5	5 (included in the 98)	0
Minibus parking	0	1	+1
Internal Floor space	11,085sqm	8133sqm	-2,952sqm
Staff	120 FTE (87 FTE Current)	120 FTE	0 (+33 FTE to current)
School pupils	1200 (PAN) Y7-Y11 (691 currently on roll)	1200 (PAN) Y7-Y11	0 (+509 on current roll)

7. Publicity

7.1 The application has been publicised by 88 neighbour notification letters and by site and press notice (advertising the proposal as a major application and potential impact on a public right of way – see point 8.9 below). One objection has been received and is summarised below:

- a. The proposed acoustic fence will have an overbearing impact on the outlook of the objector's property.
- b. The proposed sports field/running track will be available to users outside of school time, potentially causing significant noise concerns outside of normal school times. The object feels this is too close to their home.
- c. Whilst the objector welcomes lighting to the footpath, there are concerns over light spill onto their property and the potential privacy issues it may cause.
- d. Concerns over the size of the development and the impact this would have on the wildlife of the area.
- e. Concerns have been raised about pupils littering, and residents having to clean this up.

7.2 Non-material planning considerations have also been provided such as the loss of property value and the proposal would make their home harder to sell.

8. Consultee Responses

The consultee responses are summarised as:

8.1 Planning Policy

The proposal represents a substantial investment in Sandwell's education infrastructure, therefore the policy team raises no objections. They are satisfied that policy ENV7 (10% renewable energy) can be achieved and conditioned as such. They also echo Sport England's requirements regarding a Community Use Agreement (see point 8.11).

8.2 Highways

The school is not increasing maximum student capacity (albeit the school is not currently operating at capacity) and the proposal is to increase onsite parking numbers. However, there was originally a drop off zone submitted at the pre-application stage but has been removed as part of this application. Highways receive numerous complaints from neighbouring residents regarding the current school at parent pick up and drop off times on Oldacre Road. Potentially the proposal will create worse conditions given the new school will attract more pupils than existing therefore increasing trip rates as the school operates towards maximum capacity.

To relieve pressure on the network from Oldacre Road, highways felt that it was most efficient and effective to include some drop-off points on Tame Road (north of the site) and allow pupils to walk down Pitfields Close, to allow for an additional point of access. This would allow entry to the school from three locations, including Apsley Road, near to the entrance with Perryfields Primary School, and Oldacre Road to help dilute the issues normally associated with school drop off and collection.

The applicant has agreed to finance contributions via a S278 works, to provide improvements to Tame Road and footpath, creating a single bay approximately 140m in length that could accommodate up to 23 vehicles, whilst still allowing free movement along Tame Road.

Therefore, highways raise no objections to the scheme.

8.3 Urban Design

Urban Design are supportive of the overall masterplan for the site. The visuals are very encouraging showing the massing, colour scheme and materials that bring forward a positive transformation for the whole site and are supportive of the red/grey brick and cladding composition.

8.4 **Public Health (Contaminated land)**

Has recommended that their standard site investigation conditions be attached to any approval.

8.5 **Public Health (Noise)**

No objection subject to compliance with the construction environmental management plan which includes hours of construction, construction noise complaints procedure, and control of dust and construction vehicles. A noise barrier is also recommended, and this can be controlled via condition.

8.6 **Public Health (Air Quality)**

An Air Quality Assessment has been provided, and the following measures are recommended:

Demolition and Earthworks and Construction Phases

Demolition and earthworks must be undertaken in accordance with mitigation measures detailed in section 2.9 (page 20) of the Construction Method Statement and Section 7 of the Air Quality Assessment.

Operational Phase

The Air Quality Assessment concluded that, operational traffic impacts were anticipated to be insignificant. Mitigation is however still required to comply with Defra's PM2.5 Interim Planning Guidance (2024). Section 7.2 of the Air Quality Assessment proposes mitigation measures which are identified to minimise the impact of PM2.5 emissions; namely provision of eight Electric Vehicle (EV) parking spaces and undertaking travel planning and the associated School Travel Plan being submitted as part of the application, including the provision of 20 cycle parking spaces. In addition to the two mitigation measures proposed by the applicant, further measures recommended by the Air Quality Team should be conditioned. These are:

- The construction and environmental management plan shall be implemented
- Electric Vehicle Charging Provision
- Cycle Provision and a
- Travel Plan

These conditions have been agreed with the applicant, and they are aware of the requirements.

8.7 **Transport Planner**

No objections - An updated set of plans were submitted showing 20 staff and 80 pupil cycle spaces within secure shelters, and 6 visitor cycle spaces adjacent to the school entrance.

8.8 **Lead Local Flood Authority**

The LLFA raise no objections, and it is recommended that a condition be placed on any approval that requires the developer to construct the scheme in accordance with the submitted and approved technical plans.

8.9 **Public Rights of Way**

The footpath identified on the 'Amended Proposed Masterplan', is located along the easternmost boundary of the site. Whilst the footpath is currently used by the public, it is not designated as a Public Right of Way (PROW) and is not recorded on the Definitive Map and Statement. As the route is not currently recorded as a PROW, it would not ordinarily be subject to the same statutory protections and restrictions.

8.10 **Social Value Delivery Plan**

The delivery of apprenticeships and workplace training via social delivery plans is recommended and this can be achieved through condition.

8.11 **Sport England**

The replacement sports hall has been demonstrated to be of equitable or better size than the existing hall, therefore this has addressed Sport England's main objection. Sport England however are disappointed that the new school are unwilling to add lighting to the courts that are furthest away from the nearest residential properties, especially given lighting currently exists on courts now. Sport England however withdraw their objection as the proposal now meets the provisions of paragraph 104 of the NPPF. They have recommended several conditions. These include:

- i) A replacement grass playing field
- ii) The grass field 5-year maintenance plan
- iii) Details of the proposed Multi Use Games Area (MUGA), including court marking,
- iv) Details of the sports hall to include flooring, heating, cooling, ventilation systems, and
- v) A community use agreement.

8.12 **Biodiversity Net Gain**

The developer is providing the 10% BNG uplift on site. Therefore, there are no objections and conditions will relate to this.

9. **Relevant Planning Policy Considerations**

9.1 **National Planning Policy Framework (NPPF)**

The NPPF sets out government's planning policies for England and how these are expected to be applied.

Design

Taking into account the views of the council's urban design officer, I am of the opinion that the scheme is of a good design and would assimilate into the overall form and layout of the site's surroundings; in accordance with the design principles of the NPPF

Highway safety

The framework promotes sustainable transport options for development proposal and states that developments should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Given the site can be accessed by more than one entrance and that significant off-street parking is provided, I do not consider that the proposal would cause a significant highways issues from that which currently exists.

Sport England

Paragraph 104 of the Framework states that existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless...the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. Given the comments above in 8.11, I am of the opinion that the proposal complies with the provisions of the NPPF.

9.2 **Development Plan Policy**

The following policies of the council's development plan are relevant:

Black Country Core Strategy (BCCS)

CSP4 – Place Making – The Development will contribute to the historic character and local distinctiveness of the area due to the scale proportions, design and materials proposed.

DEL1 – Infrastructure Provision – Schools are CIL (community infrastructure levy) exempt.

TRAN4 - Creating Coherent Networks for Cycling and for Walking - extra cycle provision and access points to the school are proposed.

TRAN5 - Influencing the Demand for Travel and Travel Choices – as part of the recommendation, a travel plan condition will be required.

ENV3 – Design Quality - refers to well-designed schemes that provide quality living environments. The proposed layout and design are considered to be acceptable with no concerns being raised from the urban design team.

The developer is to construct the scheme in accordance with the submitted technical plans and comply with ENV5.

The school is to provide grass pitches and a MUGA in accordance with ENV6 - Open Space, Sport and Recreation and the NPPF.

The Planning Statement states the development will meet Net Zero Carbon in operation. The energy generation/consumption calculations to support this are requested to ascertain compliance with BCCS ENV7 Renewable Energy and can be controlled via condition.

Details have been provided and conditions recommended to play with air quality policy ENV8.

Site Allocations and Delivery Development Plan Document – (SADD)

SAD EOS 4 - Community Open Space – a community use agreement is proposed for the MUGA, sports hall and the grass pitch.

SAD EOS 9 - Urban Design Principles – The proposal is appropriate to the location in terms of scale and design.

SAD DC 6 - Contaminants, Ground Instability, Mining Legacy - Land contamination issues can be addressed by the imposition of suitably worded conditions requiring further intrusive investigation, reporting of any unpredicted contamination and submission of a validation certificate following any required mitigation.

10. Material Considerations

10.1 Amenity concerns

The proposed acoustic fence would be 2.5m in height (a standard fence is 2.0m in height) and would surround the basketball/netball courts which would

have a 3.0m high fence around. This area would be significantly set back from the rear gardens of residential properties. However, north of those courts will be a larger playing field with a 5.0m high fence. This is classed as a “stop fence” to prevent stray balls ending up in residents’ gardens. Given the length of the existing gardens and the set back, I do not foresee these fences having any significant private amenity issues.



10.2 Light pollution

An external lighting plan condition is proposed to control and prevent light spill outside of the site.

10.3 Impact on wildlife

The footprint of the building has been reduced by approximately 3000sqm (see point 6.2 above), the proposal is not expanding beyond the existing redline boundary, additional planting is proposed, along with the BNG enhancements, therefore in my opinion, would be a betterment than what is currently there.

10.4 Increase in litter

The school will be responsible for providing bins on site and educating students on litter dropping. Any complaints regarding the increase in litter should be taken up with the Head Teacher of the school.

10.5 Highways considerations

Highways have reviewed the application and have raised no objections to the application. The development provides adequate parking provision for staff members and drop off points in Tame Road will help ease the current congestion.

11. Conclusion

11.1 All decisions on planning applications should be based on an objective balancing exercise. This is known as applying the 'planning balance'. To summarise: the proposal should be approved unless any adverse impacts of granting the permission would significantly and demonstrably outweigh the benefits when assessed against development plan policies or, where those policies are out of date, the NPPF as a whole. Where national policy takes precedence over the development plan, this has been highlighted in paragraph 9 (National Planning Policy Framework).

11.2 On balance the proposal accords with the provisions of relevant development plan policies and there are no significant material considerations which warrant refusal that could not be controlled by conditions.

12. Legal and Governance Implications

12.1 The Planning Committee has delegated powers to determine planning applications within current Council policy. Section 78 of the Town and Country Planning Act 1990 gives applicants a right to appeal when they disagree with the local authority's decision on their application, or where the local authority has failed to determine the application within the statutory timeframe.

13. Other Relevant Implications

13.1 **Social Value** – Implications for social value and how the proposals are meeting this (for example, employment of local traders/young people.)

14. Background Documents

14.1 None.

15. How does this deliver the objectives of the Strategic Themes?

15.1 All of our residents, including our children and young people, are active participants in influencing change – through being listened to, their opinions are heard and valued.