

**North Yorkshire County Council****Business and Environmental Services****Planning and Regulatory Functions Committee****7 February 2017**

**C6/16/05274/CMA – Planning application for the purposes of the retention of prefabricated classroom unit 3408 (131 square metres) for a further 6 years on land at Ripon Grammar School, Clothholme Road, Ripon, HG4 2DG on behalf of the Corporate Director, Children and Young People’s Services (Harrogate District) (Ripon North Electoral Division)**

**Report of the Corporate Director – Business and Environmental Services****1.0 Purpose of the report**

- 1.1 To determine a planning application for the retention of prefabricated classroom unit 3408 (131 square metres) for a further 6 years on land at Ripon Grammar School, Clothholme Road, Ripon, HG4 2DG on behalf of the Corporate Director, Children and Young People's Services.
- 1.2 This application is subject to an objection having been raised Ripon City Council on the grounds of the time period the unit has been in situ, the justification of the need for the unit and that the prefabricated structure does not fit well into the landscape within the historic landscape of Ripon.
- 1.3 Therefore, the application is reported to this Committee for determination.

**2.0 Background**

- 2.1 A plan showing the application site is attached to this report. (Appendix A)

Site Description

- 2.2 Ripon Grammar School is located towards the west of the city of Ripon. The school has a site area 12.53 hectares with the main school building located towards the west of the school site.
- 2.3 Located towards the east of the site are grassed playing fields and towards the south is a cricket pitch. The boundary of the school site consists of a 2 metre high deciduous hedge towards the north, and 1.50 metre high red brick wall towards the south and west.
- 2.4 The nearest residential properties to the application site are on Kirkby Drive (No.s 34 and 57) and Ash Grove (No.s 5, 7 and 9) are approximately 30 metres north and 75 metres west respectively. These buildings are bungalows and two storey buildings constructed from red brick and the pitched roofs are covered with slate. Located towards the east of the school site is the public

highway of Ash Grove, to the north is Kirkby Drive and towards the south is Clothholme Road.

- 2.5 There are no planning constraints relevant in determination of this application, however the edge of the Ripon Conservation is located approximately 375 metres to the east of the application site and the listed building of the south west block of Ripon Grammar School (Grade II) is approximately 50 metres to the south of the application site.

#### Planning History

- 2.6 The planning history relating to the proposed development site relevant to the determination of this application is as follows: -
- The prefabricated classroom Unit 3408 was installed on site on 27 August 1993. The most recent renewal of temporary planning permission for prefabricated classroom unit 3408 expired on 27 November 2016 (Decision Notice ref: - C6/31/608/BF/CMA, dated 7 December 2010).
- 2.7 The planning condition the subject of this application is:

#### Condition:

The permission hereby granted is valid only until 27 November 2016 and the building shall be removed from the site before that date with the ground reinstated to its condition prior to the development hereby authorised having taken place.

#### Reason:

The building is constructed with temporary materials and the County Planning Authority wish to review the position at the end of the stated period to ensure the building has been satisfactorily maintained, presents an acceptable appearance in the interests of the visual amenities of the area, and no firm plans exist for its permanent replacement.

### **3.0 The proposal**

- 3.1 Planning permission is sought under Section 73A of the Town and Country Planning Act 1990 for the retention of prefabricated classroom unit 3408 (131 square metres) for a further 6 years on land at Ripon Grammar School, Clothholme Road, Ripon, HG4 2DG on behalf of the Corporate Director, Children and Young People's Services.
- 3.2 The most recent renewal of temporary planning permission (Decision Notice ref: - C6/31/608/BF/CMA, dated 7 December 2010) related to two prefabricated classroom units 3408 and 3411, however, it has been confirmed by a site visit that Unit 3411 has been removed from the school site.
- 3.3 Prefabricated classroom unit 3408 is located 3 metres from the northern boundary of the site with the existing school complex to the south and east. The unit measures 15.2 metres (length) x 8.6 metres (width) x 3.3 metres (height). The unit has timber clad walls with a dark brown finish (BS08B29) and a flat grey/green mineral felt roof. The unit has a temporary permission which expired on 27 November 2016.

3.4 The school currently has 888 students on roll (May 2016), with a forecast of 920 students (2020/21) against a net capacity of 932. It is stated within the Design and Access Statement, dated 21 November 2016 that *'This unit is required to provide technology classrooms for the school curriculum'*.

3.5 Wording for proposed condition as varied is:

Conditions:

1. The permission hereby granted is valid only until 27 November 2022 and the building shall be removed from the site before that date with the ground reinstated to its condition prior to the development hereby authorised having taken place.

Reasons:

1. The building is constructed with temporary materials and the County Planning Authority wish to review the position at the end of the stated period to ensure the building has been satisfactorily maintained, presents an acceptable appearance in the interests of the visual amenities of the area, and no firm plans exist for its permanent replacement.

3.6 However, due to comments received from Harrogate Borough Council (Planning) on the 19 December 2016, the agent has confirmed on 6 January 2017 that the consideration for a 3 year permission was satisfactory to the applicant. Therefore, the proposed development would be considered for 3 years and not the originally requested 6 years. Therefore, the amended wording for the condition as varied is:

Condition:

1. The permission hereby granted is valid only until 27 November 2019 and the building shall be removed from the site before that date with the ground reinstated to its condition prior to the development hereby authorised having taken place.

Reason:

1. The building is constructed with temporary materials and the County Planning Authority wish to review the position at the end of the stated period to ensure the building has been satisfactorily maintained, presents an acceptable appearance in the interests of the visual amenities of the area, and no firm plans exist for its permanent replacement.

#### **4.0 Consultations**

The consultee responses summarised within this section of the report relate to responses to consultation undertaken on 1 December 2016.

4.1 **Harrogate Borough Council (Planning)** – Responded on 19 December 2016 stating *'No Objection'* however furthering this with the following comment. *'This is an incongruent building, not of locally distinctive design and appearance. Whilst there is an identified need for immediate additional accommodation for this school the Borough Council does not object to the continued siting of the building. Any consent should only be for a further three*

*year period to ensure the need for the building and its condition is reviewed regularly. The County Council should ensure at the earliest opportunity that a permanent building of high quality, locally distinctive design is provided on the site if the need for this accommodation is to remain in the longer term.'*

4.1.1 The Borough Councils comments were forwarded to the agent and a response was received on the 6 January 2017 stating that the consideration for a 3 year permission was satisfactory to the applicant. Therefore, it is considered appropriate that any grant of temporary permission would be for 3 years and not the originally requested 6 years.

4.2 **Ripon City Council** - Responded on 20 December 2016 stating *'Ripon City Council object to this proposal on the grounds that as the prefabricated building has been in situ for a very long period of time a permanent structure must be justified for the School. Furthermore, it is considered that the prefabricated structure does not fit well into the landscape of the historic City.'* Furthering the above by stating *'Ripon City Council wish to see a permanent structure in replacement of the prefabricated classroom and consider that the children of Ripon deserve a proper permanent structure in which to be taught.'*

4.2.1 A response to this was sent to Ripon City Council on 21 December 2016 including further information from CYPs stating the County Council *'continues to invest in a programme of removing or replacing prefabricated classroom units each year, and has since 2007 replaced eight double units at this school, four of which were replaced as recently as 2015 with a new classroom block. The cost of replacement is high, and current funding allocations only allow for those in the poorest of condition to be replaced each year.'*

4.2.2 In terms of justification of the prefabricated classroom Unit the response states *'Unit 3408 at Ripon Grammar School has not come out as a high priority for replacement following recent condition surveys and as such continues to be used to provide a vital teaching space for the school. The unit houses two full size classrooms used for teaching technology and is still considered to be a suitable space in which to teach. Without this space the school would not be able to meet the requirements of the national curriculum for that particular subject area.'*

4.2.3 The response also states that *'the location of the unit is in a position where it is shielded from view on two sides by surrounding permanent buildings, and by trees on the remaining elevations. It cannot be seen from any of the roads adjacent to the school site.'*

4.2.4 The above response was sent to Ripon City Council on 22 December 2016 and on 17 January 2017 a further response was received from Ripon City Council stating *'Ripon City Council are unable to withdraw their objection to this proposal as it feels strongly that a permanent structure should be erected in replacement of the prefabricated classroom and consider that the children of Ripon deserve a proper permanent structure in which to be taught.'*

## Notifications

- 4.3 **County Cllr. Bernard Bateman** – Was notified of the proposal on 1 December 2016.

## 5.0 Advertisement and representations

- 5.1 This application has been advertised by means of three Site Notices posted on 5 December 2016 (responses to which expired on 26 December 2016). The Site Notices were posted in the following locations:
- Approximately 2 metres to the east of the school access on Clothholme Road on a metal sign post;
  - Approximately 100 east of the application site on Ash Grove on a metal lamp post; and
  - Approximately 65 metres north of the application site on Kirkby Drive on a metal lamp post.
- 5.2 With respect to Neighbour Notification, in accordance with the County Council's adopted Statement of Community Involvement, it has been considered that the posting of a Site Notice, rather than wider neighbour notification has been an effective means of drawing the attention of local residents to the existence of the planning application for the following reason:
- There are only sporadic views of the prefabricated unit from any residential properties due to the mature boundary treatment with consists of mixed 2 metre high deciduous hedgerows and intermittent mature trees.
- 5.3 There have been no letters of representation received from the public with regards to this application

## 6.0 Planning policy and guidance

### National Planning Policy

- 6.1 The policy relevant to the determination of this particular planning application provided at the national level is contained within the following documents:
- National Planning Policy Framework (NPPF) (published March 2012)

### National Planning Policy Framework (NPPF)

- 6.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied.
- 6.3 The overriding theme of Government policy in the NPPF is to apply a presumption in favour of sustainable development. For decision-making this means approving development proposals that accord with the development plan without delay (if plans are up-to-date and consistent with the NPPF). The Government has set down its intention with respect to sustainable development stating its approach as "*making the necessary decisions now to realise our vision of stimulating economic growth and tackling the deficit, maximising wellbeing and protecting our environment, without negatively impacting on the ability of future generations to do the same*". The

Government defines sustainable development as that which fulfils the following three roles:

- **An economic role** – development should contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation;
- **A social role** – development supporting strong, vibrant and healthy communities; and,
- **An environmental role** – development that contributes to protecting and enhancing the natural, built and historic environment and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution and mitigate and adapt to climate change including moving to a low carbon economy.

6.4 The NPPF advises that when making decisions, development proposals should be approved that accord with the Development Plan and when the Development Plan is absent, silent or relevant policies are out of date, permission should be granted unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this framework indicate development should be restricted.

6.5 This national policy seeks to ensure that there are positive improvements in people's quality of life including improving the conditions in which people live, work, travel and take leisure.

6.6 Paragraph 17 regarding Core planning principles within NPPF sets out the core planning principles which should underpin planning decisions. With this in mind the relevant core principles for this proposed development are as follows:

- Planning Authorities should always seek to secure high quality design and a good standard of amenity for all existing and future occupants or users of a development.
- And that, planning authorities are required to ensure that they *'take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs'*.

6.7 Paragraphs 56-58 within Section 7 (Requiring Good Design) of the NPPF states that *'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'*. It also states that planning policies and decision should aim to *'ensure that developments:*

- *will function well and add well to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*

- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
- *are visually attractive as a result of good architecture and appropriate landscaping’.*

Indeed paragraph 64 states that *‘permission should be refused for development of poor design’.*

- 6.8 However, paragraph 60 states that *‘Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness’* and paragraph 61 states that *‘Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment’.*
- 6.9 Paragraph 70 within Section 8 (Promoting healthy communities) of the NPPF states that planning policies and decisions should *‘plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments’.*
- 6.10 The NPPF further advises at paragraph 72 on the importance of ensuring that a sufficient quantity of school places for children is available for existing and new communities. Furthermore it is advised that Local Planning Authorities *‘should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*
- *‘Give great weight to the need to create, expand or alter schools’.*
- 6.11 The National Planning Guidance considered relevant to the determination of this application is the National Planning Practice Guidance (March 2014).
- National Planning Practice Guidance (PPG) (2014)
- 6.12 On 6 March 2014 the Department for Communities and Local Government (DCLG) launched the National Planning Practice Guidance (PPG) web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning practice guidance documents cancelled. The NPPG supports the national policy contained within the NPPF.

The guidance relevant to the determination of this application is contained within the following sections:

(i) Design:

- 6.13 Good quality design is an integral part of sustainable development and that planning should drive up standards across all forms of development as a core planning principle, plan-makers and decision takers should always seek to secure high quality design.
- 6.14 Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term.

#### The Development Plan

- 6.15 Notwithstanding that the abovementioned national planning policy is a significant material consideration, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning authorities must determine each planning application in accordance with the planning policies that comprise the Development Plan unless material considerations indicate otherwise. In this instance, therefore, the Development Plan consists of policies contained within a number of planning documents. These documents include:
- any extant planning policies contained within Plan(s) adopted by the County and District (or Borough) Councils ‘saved’ under direction of the Secretary of State; and,
  - any planning policies contained within Development Plan Documents adopted under the Local Development Framework regime.
- 6.16 The Development Plan for the determination of this particular application comprises the following:
- The extant policies of the Harrogate District Core Strategy (2009).
- 6.17 The Harrogate Core Strategy (adopted 2009) has particular relevance in the determination of this application and the policies most relevant include:
- Policy C1, Inclusive Communities;
  - Policy SG4, Design and Impact.
- 6.18 Relevant policy stated in Harrogate’s Cores Strategy (2009) is Policy C1 titled ‘Inclusive communities’ it advises *‘the use and development of land will be assessed having regard to community needs within the District, with particular importance placed on the following specific needs identified through the Harrogate District Community Plan and other relevant strategies and plans:*
- a. elderly people, especially in terms of open market housing, health, sport and recreation;*
  - b. young people, especially in terms of affordable housing, higher education/training and sport, leisure, cultural and entertainment facilities;*



- c. *the rural population especially in terms of affordable housing and access to services;*
- d. *disabled people, especially in terms of access to services and mobility.'*

- 6.19 Section 8 of the NPPF, entitled 'Promoting Healthy Communities', reinforces the role that the planning system can have in facilitating healthy, inclusive communities. Specifically, paragraph 70 states that planning policies and decisions should 'plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments'. In this instance only part 'b' of this policy is considered relevant to the determination of this application as it relates to the provision of facilities related to the provision of education. It is therefore considered that Policy C1 'b' of the Harrogate District Core Strategy (2009) is consistent with the National Planning Policy Framework (2012) and therefore full weight can be applied in determining this application.
- 6.20 Within the Harrogate Core Strategy Policy SG4, 'Design and Impact' with regards to residential amenity it states *'the scale, density, layout and design should make the most efficient use of land'*, and that the *'visual, residential and general amenity should be protected and where possible enhanced'*. This policy is consistent with the NPPF's objectives of presumption in favour of sustainable development, as outlined in paragraph 17 of the Framework, which relates to the importance of achieving a good quality of design to ensure a good quality and standard of amenity for all existing and future occupants. Therefore, full weight can be given to this policy in the determination of this application.

## **7.0 Planning Considerations**

- 7.1 Section 73 of the Town and Country Planning Act 1990 provides for applications for planning permission to develop land without complying with conditions previously imposed on a planning permission. The local planning authority can grant such permission unconditionally or subject to different conditions, or they can refuse the application if they decide the original condition(s) should continue.
- 7.2 With a Section 73 application the Planning Authority is required to consider only the question of the conditions subject to which planning permission should be granted. This does not prevent the Planning Authority from looking at the wider considerations affecting the original grant of permission, but the permission itself should be left intact. Section 73 enables the Planning Authority to grant permission subject to conditions differing from those subject to which the previous permission was granted or to refuse the application, for example, where there has been a change in policy.
- 7.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 also requires that all planning authorities must determine each planning application in accordance with the planning policies that comprise the Development Plan unless material considerations indicate otherwise. In making its decision the

Council should focus its attention on national or local policies or other material considerations which may have changed significantly since the original grant of permission, as well as the changes sought. In light of the abovementioned policies the main considerations in this instance are the changes to national policy since the previous permission, the principle of development, the design, the impact upon local character of the area, the impact upon the residential amenity and the existing conditions.

- 7.4 The changes to national planning policy since the previous permission  
It is considered that there have been changes to national planning policy since the previous planning permission was granted on 7 December 2010. The national policy that is considered relevant to this planning application is documented within the National Planning Policy Framework (published March 2012) and the National Planning Practice Guidance (2014). The relevant policies within each document have been previously outlined within section 6 and have been taken into account in the following considerations.

- 7.5 Principle of the proposed development  
The prefabricated unit has been maintained in good physical condition and continues to be used to provide important teaching space for the school. The agent has confirmed that *'The unit houses two full size classrooms used for teaching technology and is still considered to be a suitable space in which to teach. Without this space the school would not be able to meet the requirements of the national curriculum for that particular subject area.'* The comments made within the Harrogate Borough Council (Planning) consultation response dated 19 December 2016 are acknowledged and therefore, it is considered that it would be appropriate that any grant of temporary permission would be for 3 years and not the originally requested 6 years. It is considered that a 3 year grant of permission would be in accordance with the NPPF (2012) in terms of Paragraph 72 with the need to alter or expand schools given great weight and paragraph 17 of the NPPF (2012) through delivering sufficient community services to meet the local needs, while allowing for the need for the units and their condition is reviewed regularly to make sure that the standard of the unit is of a high enough quality design to meet the needs of the area.

- 7.6 Design  
It is noted that the design of the prefabricated unit is of limited architectural merit however the dark brown timber (BS08B29) clad walls and a flat grey/green mineral felt roof is not considered poor design and the unit is currently of a good quality. Meaning the unit does not detract from the school site. Therefore, it is considered in accordance with Paragraph 58 of the NPPF and PPG guidance in terms of design because of it being of an appropriate design, being of the same scale as the main school building and the unit not being in conflict with the wider school setting. The unit also optimises the use of the site and enhances its general amenity, adding further school space. The proposal is also in compliance with Harrogate Core Strategy Policy SG4 through the scale of the building being proportionate to the main school building and the rest of the school site.

### Local character of the area

- 7.7 There have been no major alterations to the layout of the school site since the grant of planning permission C6/31/608/BF/CMA, dated 7 December 2010, nor has there been any discernible alteration to the site's boundary treatment, which remains the same and continues to offer mitigation through screening of the prefabricated unit. It is considered that its retention would not create any conditions that would effect, or result in any environmental impacts that would impact upon the character of the area and its removal would be unlikely to enhance the surrounding site. Ripon City Council state the unit does not fit well within the historic character of the town however, the site does not fall within any local or national landscape designations, with the application site being approximately 375 metres to the west of the Conservation Area of Ripon. The application site is also not visually prominent in the area being screened from any residential properties or public highways. Therefore the unit's retention does not conflict with NPPF Paragraph 58 which states proposals must reflect the identity of local surroundings and materials. The retention of the unit is also considered to be in-compliance with Policy SG4 of the Harrogate Core Strategy, which seeks to ensure that developments protect the character of the area, adding further weight in support of this application.

### Residential amenity

- 7.8 It is acknowledged that the nearest residential properties are a mix of single and two storey houses on Kirkby Drive (No.s 34 and 57) and Ash Grove (No.s 5, 7 and 9) which are approximately 30 metres north and 75 metres west of the application site respectively. It is considered that there are only sporadic views of the prefabricated unit from any residential properties due to separation distance, positioning of the main school complex and the dense boundary treatment of the school site. Therefore, it is considered that the prefabricated unit does have a limited impact on residential amenity. Further to which, it is considered that the retention of this prefabricated unit is compliant with Policy SG4 of the Harrogate Core Strategy (adopted 2009) and consistent with NPPF Paragraph 17 because the residential amenity of current or future occupants would not be significantly or detrimentally affected through implementation of the proposed retention.

### Existing conditions

- 7.9 All existing conditions attached to planning permission reference C6/31/608/BF/CMA, dated 7 December 2010 shall remain, albeit updated to reflect the development proposed by this application.
- 7.10 There is no compliance issues with the extant conditions and it is confirmed that, to date no complaints relating to the site have been received by the County Council's Monitoring and Compliance Officer.

## **8.0 Conclusion**

- 8.1 There are no material planning considerations to warrant the refusal of this application for the retention of prefabricated classroom unit 3408 (131 square metres) for a further 3 years.

- 8.2 For the reasons mentioned above, it is therefore considered that, the proposed development is compliant with the policies which comprise the Development Plan currently in force for the area and all other relevant material considerations.

## **9.0 Recommendation**

9.1 For the following reasons:

- (i) the principle of the proposal improves the amenity of the school and has limited to no impact on the residential amenity of the surrounding area because of the boundary treatment of the school;
- (ii) the retention of the unit would not have a significantly detrimental effect on the local character of the area through being screened from public view;
- (iii) the proposal is consistent with the NPPF, the Planning Practice Guidance and is in compliance with Policy C1 and Policy SG4 of the Harrogate Core Strategy (2009)

it is recommended that **PLANNING PERMISSION BE GRANTED** for the purposes of the retention of prefabricated classroom unit 3408 (131 square metres) for a further 3 years on land at Ripon Grammar School, Clothholme Road, Ripon, HG4 2DG subject to the following conditions:

### Conditions:

1. The permission hereby granted is valid only until 27 November 2019 and the building shall be removed from the site before that date with the ground reinstated to its condition prior to the development hereby authorised having taken place.
2. The unit hereby authorised shall be maintained in a good state of repair for the duration of the planning permission.

### Reasons:

1. The building is constructed with temporary materials and the County Planning Authority wish to review the position at the end of the stated period to ensure the building has been satisfactorily maintained, presents an acceptable appearance in the interests of the visual amenities of the area, and no firm plans exist for its permanent replacement.
2. To safeguard the character of the site in the interest of visual amenity.

## **Statement of Compliance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015**

*In determining this planning application, the County Planning Authority has worked with the applicant adopting a positive and proactive manner. The County Council offers the opportunity for pre-application discussion on applications and the applicant, in this case, chose not to take up this service. Proposals are assessed against the*

*National Planning Policy Framework, Replacement Local Plan policies and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption. During the course of the determination of this application, the applicant has been informed of the existence of all consultation responses and representations made in a timely manner which provided the applicant/agent with the opportunity to respond to any matters raised. The County Planning Authority has sought solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant as necessary. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed.*

DAVID BOWE

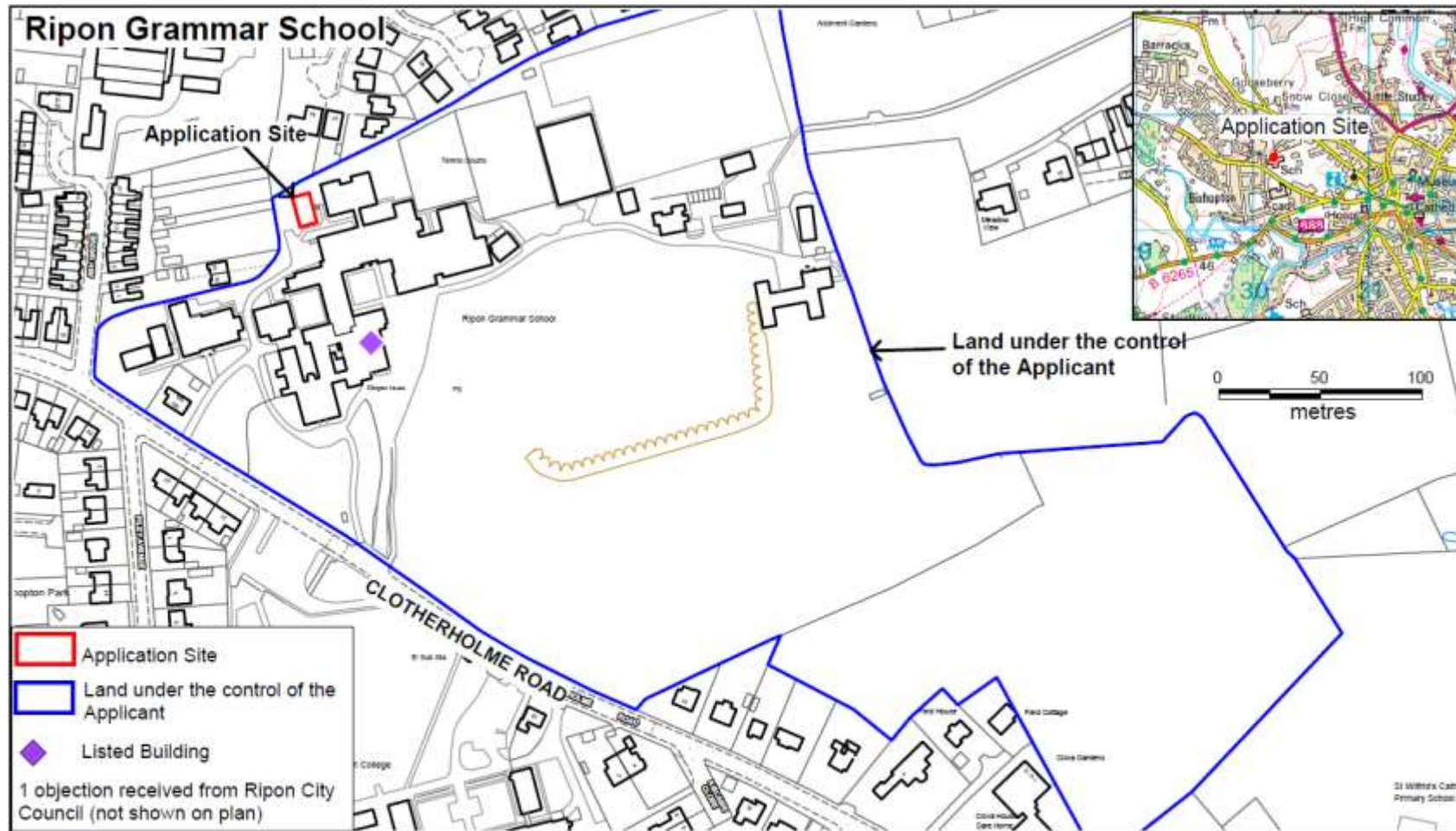
Corporate Director, Business and Environmental Services  
Trading Standards & Planning Services

Background Documents to this Report:

1. Planning Application Ref Number: C6/16/05274/CMA (NY/2016/0237/73A) registered as valid on 25 November 2016. Application documents can be found on the County Council's Online Planning Register by using the following web link: <https://onlineplanningregister.northyorks.gov.uk/register/>
2. Consultation responses received.
3. Representations received.

Author of report: James Blythe

**APPENDIX A**



- Application Site
  - Land under the control of the Applicant
  - ◆ Listed Building
- 1 objection received from Ripon City Council (not shown on plan)

<p><b>Application No : C6/16/05274/CMA</b></p>			<p>Business &amp; Environmental Services, North Yorkshire County Council County Hall, Northallerton, North Yorkshire. DL7 8AH</p>
<p>Title:retention of prefabricated classroom unit 3408 (131 sq. metres) for a further 6 years at Ripon Grammar School, Clothierholme Road, Ripon, HG4 2DG</p>			<p>Scale : 1:2500 Date : Feb 2017 Filename : Ripon Grammar Compilation &amp; Analysis : JAB/JB</p>
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