

North Yorkshire County Council

Business and Environmental Services

Planning and Regulatory Functions Committee

12 November 2019

PLANNING APPLICATION FOR THE PURPOSES OF THE DEMOLITION OF AN EXISTING PRE-FABRICATED CLASSROOM UNIT (68 SQ. METRES) AND THE ERECTION OF A NEW DOUBLE PRE-FABRICATED CLASSROOM UNIT (170 SQ. METRES), 2NO. EXTERNAL STAIRCASES, A BRICK BUILT ELECTRICAL KIOSK (32.4 SQ. METRES, CREATION OF A TARMAC FOOTPATH (110 SQ. METRES), 4NO. AIR COIL UNITS, 6NO WALL MOUNTED EXTERNAL LIGHTING ON LAND AT BROMPTON ON SWALE CHURCH OF ENGLAND PRIMARY SCHOOL, BROMPTON PARK, BROMPTON ON SWALE, DL10 7JW

**On Behalf of Corporate Director, Children and Young People's Services
(Richmondshire District) (Catterick Bridge Electoral Division)**

1.0 Purpose of the report

- 1.1 To determine a planning application for the demolition of an existing pre-fabricated classroom unit (68 sq. metres) and the erection of a new double pre-fabricated classroom unit (170 sq. metres), 2no. external staircases, a brick built electrical kiosk (32.4 sq. metres, creation of a tarmac footpath (110 sq. metres), 4no. air coil units, 6no wall mounted external lighting on land at Brompton On Swale Church Of England Primary School, Brompton Park, Brompton On Swale, DL10 7JW on behalf of Corporate Director, Children and Young People's Services.
- 1.2 This application is subject to an objection(s) having been raised in respect of this proposal on the grounds of need and highways and is, therefore, reported to this Committee for determination.

2.0 Background

Site Description

- 2.1 Brompton-on-Swale Primary School is located within the village of Brompton-on-Swale and in a residential part of the village accessed via Pembury Mews (cul-de-sac). The school was constructed in 1983 from buff coloured brick. It is a single storey building and incorporates pitched roofs which are tiled. The school educates children between the ages of 4 and 11 years of age and the current pupil number on roll is 212 against a net capacity of 210.
- 2.2 The school has a playing field to the north of the main school building with areas of macadam playground and a multi-use games area on the western and southern sides of the school site. The site incorporates a car park to the east of the main school building as well as 4 temporary units which offer further teaching accommodation. Three are immediately adjacent to the school building to the north whilst the other is located to the west. The school is bounded by a mixture of wooden fencing and dense, mature hedgerows to the south of the school site.

- 2.3 The nearest residential property to the school site is number 24 Pembury Mews which adjoins the school's boundary to the south. The nearest residential properties to the development area subject to this application are 56 & 57 Brompton Park which sit approximately 25 metres east/south-east. The properties along the eastern boundary of the school site are a mix of bungalow and two-storey houses, which are separated from the school site by a bridleway which in turn adjoins the school land. The school's boundary is indicated by a painted, wooden featherboard fence, approximately 2 metres in height.
- 2.4 A plan showing the application site is attached to this report.

Planning History

- 2.5 The planning history relating to the proposed development site relevant to the determination of this application is as follows: -
- Planning permission reference C1/12/420A/CM (NY/2008/0220/73A) for the retention of an Elliott Medway prefabricated unit 1584 until 13 August 2011, granted and implemented;
 - Planning permission reference C1/12/420H/CM (NY/2011/0284/73A) for the retention of an Elliott unit 1584 until 13 August 2017, granted and implemented;
 - Planning permission reference C1/17/00534/CM (NY/2017/0189/73A) for the retention of prefabricated classroom unit 1584 (62 sq. metres) for a further 6 years until 13 August 2023, granted and implemented.

3.0 The proposal

- 3.1 Planning permission is sought for the demolition of an existing pre-fabricated classroom unit (68 sq. metres) and the erection of a new double pre-fabricated unit (170 sq. metres), 2no. external staircases, a brick built electrical kiosk (32.4 sq. metres), creation of a tarmac footpath (110 sq. metres), 4no. air coil units, 6no wall mounted external lighting on land at Brompton On Swale Church Of England Primary School, Brompton Park, Brompton On Swale, DL10 7JW on behalf of the Corporate Director, Children and Young People's Services.
- 3.2 The School has identified the need to demolish an existing single temporary classroom unit which is beyond viable repair, and replace it with a permanent double prefabricated single-storey unit. The Applicant has affirmed that the requirements for the project need each classroom to provide a minimum of 30 places with a cloakroom space as well as direct access to an external play area. The new unit would have toilet provision and an appropriate amount of storage associated with the teaching space.
- 3.3 The existing unit is located adjacent the school car park and playing field and is situated between two existing single prefabricated classroom units. This is the same location for the proposed double classroom unit.
- 3.4 The new unit would measure 18.1 metres in length, 9.8 metres in width and 3.5 metres in height and would have plastic coated steel external cladding in vandyke brown colour to match the existing units. Four air coil units are proposed to be fitted to the unit externally, along with six external wall mounted lights which would illuminate the perimeter of the unit and be controlled with a timing system.
- 3.5 It is also proposed that a new bitmac footpath and low level retaining wall would be constructed around the perimeter of the new unit, allowing level access from the existing path and two external staircases to allow a means of escape from the classrooms.

3.6 As part of the proposal, the school require a power upgrade and therefore a masonry electrical kiosk is proposed to be built to house the new electricity supply. The kiosk would be 2.3 metres in length, 2 metres in width and 3.2 metres in height and would be constructed of stone matching the existing main school building.

4.0 Consultations

The consultee responses summarised within this section of the report relate to responses to consultation undertaken on the 17 July 2019.

4.1 **Richmondshire District Council (Planning)** – confirmed no objection.

4.2 **Environmental Health Officer (Richmondshire)** – confirmed no objection.

4.3 **Brompton on Swale Parish Council** – confirmed strong concern with regard to the increase in capacity of the number of children's places at the school. "There are parking and safety issues with regard to the amount of vehicle traffic currently using the local roads and therefore any potential increase in the number of school users would only exacerbate the problem. Brompton Park, Pembury Mews and Station Road are used by parents for parking. Pembury Mews is a cul de sac, which in itself is an issue, with the number of vehicles trying to access and then manoeuvre their vehicles in the opposite direction and pass by the school again to leave the estate whilst children are crossing the road".

4.4 **Highway Authority** - Confirmed no objection to the proposed development but suggested that the works be carried out during the school holidays due to the school car parking being proposed as the site compound, if no alternative parking is available.

4.5 **NYCC Heritage - Ecology** – requested that an informative be included on any grant of planning permission that asks the Applicant to be mindful of the recommendations which are set out within the Preliminary Ecological Appraisal.

4.6 **Sport England** – confirmed no objection.

Notifications

4.7 **County Cllr. Carl Les** – was notified of the application.

5.0 Advertisement and representations

5.1 This application has been advertised by means of two site notices posted on 17 July 2019 (responses to which expired on 09 August 2019). The Site Notices were posted at the school entrance and on Pembury Mews.

5.2 Neighbour Notification letters were sent on 18 July 2019 and the period in which to make representations expired on 8 August 2019. 18 properties on Brompton Park and Pembury Mews received a neighbour notification letter.

5.3 One letter of representation has been received by Richmondshire District Councillor Leslie Rowe, raising objections on the grounds of the justification for a temporary structure in the form of a prefabricated classroom unit, rather than a longer term permanent replacement structure.

6.0 Planning policy and guidance

The Development Plan

6.1 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.

6.2 The *Development Plan* for the determination of this particular application comprises the extant policies of the Richmondshire Local Plan Core Strategy (2014).

6.3 The Richmondshire Local Plan (adopted 2014) has particular relevance in the determination of this application and the policies most relevant include:

- CP1 - Planning Positively;
- CP3 - Achieving Sustainable Development;
- CP11 - Supporting Community, Cultural and Recreational Assets;
- CP13 - High quality design of both buildings and landscaping is a priority in all development proposals’.

6.4 Core Policy CP1 “*Planning Positively*” advises that ‘*When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in the plan area*’. Furthermore stating when there are no relevant policies to the application or policies are out of date the council will grant permission unless material considerations indicate otherwise – taking into account whether:

1. *any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework, taken as a whole; or*
2. *specific policies in that Framework indicate that development should be restricted.*

6.5 Core Policy CP3 ‘*Achieving Sustainable Development*’ states that support will be given for sustainable development which promotes the following:

‘the efficient use of land and infrastructure including developments with a sustainable and complementary mix of uses;

- a. *the conservation of scarce resources and reduction of their use, and encouragement of the use and re-use of sustainable resources;*
- b. *the health, economic and social well-being, amenity and safety of the population;*
- c. *a reduction in social inequalities and disadvantages within the community;*
- d. *the quality of natural resources including water, air, land and biodiversity and minimises the impacts of airborne pollution;*
- e. *the protection of the best and most versatile agricultural land;*
- f. *the natural drainage of surface water mitigating the effects of flash flooding of rivers, drains and drought;*
- g. *the vitality of the area;*
- h. *a high quality and adaptability of development;*
- i. *the character and quality of local landscapes and the wider countryside;*
- j. *the distinctiveness, character, townscape and setting of settlements;*
- k. *the historic, environmental and cultural features of acknowledged importance;*
- l. *the provision of essential services to the public;*
- m. *the reduction of waste, the promotion of recycling and the provision of suitable and accessible sites which foster sustainable waste management’.*

- 6.6 Core Policy CP11 “*Supporting Community, Cultural and Recreational Assets*” states:
1. *Support will be given to proposals that help create, protect, retain or enhance community, cultural and recreational assets (land and/or buildings) which: improve assets, provide additional assets or improve the safety and accessibility of assets;*
 2. *Proposals involving the loss or alternative development of existing community, cultural and recreational assets will only be supported where there is evidence that: satisfactory alternative provision can be made that outweighs the loss;*
 3. *All new development will be expected to: plan positively to ensure the provision and integration of sufficient quality community, cultural and recreational assets for existing and future occupiers and recreational facilities;*
 4. *Applications involving a loss or change of use of assets (and particularly those identified in a Register of Community Assets) and applications for new development generating additional needs and demands will be required to be accompanied by an assessment of provision and need.*
- 6.7 Core Policy CP13, in part advises that ‘*High quality design of both buildings and landscaping is a priority in all development proposals*’. Support will be given for proposals that:
- a. *provide a visually attractive, functional, accessible and low maintenance development;*
 - b. *respect and enhance the local context and its special qualities, including its design features, landscape, social activities, historic environment and nationally and locally recognised designations;*
 - c. *optimise the potential of the site;*
 - d. *minimise the use of scarce resources;*
 - e. *adopt sustainable construction principles;*
 - f. *facilitate access through sustainable forms of transport.*

Other policy considerations:

National Planning Policy

- 6.8 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 February 2019)

National Planning Policy Framework

- 6.9 The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied.
- 6.10 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 defines sustainable development as that which fulfils the following three roles:
- a) ***‘an economic objective*** – *to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
 - b) ***a social objective*** – *to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*

- c) ***an environmental objective*** – *to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*
- 6.11 Within the NPPF, paragraph 11 of the Framework advises that when making decisions, development proposals that accord with the development plan should be approved without delay and when the development plan is absent, silent or relevant policies are out of date, permission should be granted unless:
- i.) *'the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - i.) *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'.*
- 6.12 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.
- 6.13 Paragraph 92 within Section 8 (Promoting healthy and Safe Communities) of the NPPF states that *'to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*
- a) *plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
 - b) *take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*
 - c) *guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*
 - d) *ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*
 - e) *ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.'*
- 6.14 Paragraph 94 within Section 8 (Promoting healthy and Safe communities) of the NPPF states that *'the government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.'* Going on to specify planning authorities should take a *'proactive, positive and collaborative approach to meeting this requirement'*. They should:
- a) *'give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*
 - b) *work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted'.*
- 6.15 Paragraph 124-127 within Section 12 (Achieving Well Designed Places) of the NPPF states that local and neighbourhood plans should develop robust and comprehensive policies that set out a clear design vision and expectations of development that will be expected for the area. Such policies should be based on stated objectives and designed with local communities, so they reflect their local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Planning policies and decisions should aim to ensure that developments:
- *'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visits
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience'.

6.16 Paragraph 130 within Section 12 (Achieving Well Designed Places) of the NPPF states that *'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used)'*.

6.17 Within paragraph 180 of the Framework it is noted that *"Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:*

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;*
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and*
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation."*

National Planning Practice Guidance (PPG) (2014)

6.18 On 6th 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: -

Design

6.19 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.

- 6.20 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.

7.0 Planning considerations

- 7.1 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 light of the abovementioned policies the main considerations in this instance are the principle of development, the need and justification, location, design, local amenity and highways matters.

Principle of the proposed development

- 7.2 The Applicant has affirmed that planning permission is sought as a need has been identified for each classroom to provide a minimum of 30 places for pupils. At present and as per currently pupil numbers it is proposed that one of the new classrooms would be used as a permanent classroom to teach, and the second classroom would be used for extra space to aid the function of the school for other activities). This would be satisfied with a permanent double prefabricated classroom unit which would comprise two classrooms, a cloakroom area, toilet provision and storage area. Therefore, in terms of sustainable development the proposed is considered consistent with the NPPF. Policy CP11 of the Richmondshire Local Plan also seeks to support development of community facilities and accordingly this policy is considered to support the principle of the proposal.
- 7.3 The principle of improving school facilities receives support within NPPF paragraph 94 in supporting the need to alter/enhance schools. Further support for the development is received within Policy CP3 of the Richmondshire Local Plan which looks to achieve sustainable development and Policy CP11 which supports the protection, enhancement and retention of community assets.
- 7.4 Given the aforementioned policy support, it is considered that the principle of this development is supported in a policy context, notwithstanding the consideration of all other material considerations.

Need and justification

- 7.5 Concern has been raised regarding the need for additional classroom space, and the need for the replacement of the unit with a temporary building type in the form of a prefabricated unit, rather than a permanent built solution.
- 7.6 The Applicant has affirmed in the Design & Access Statement that the school has identified the need to demolish an existing single temporary classroom unit which is beyond viable repair, and replace it with a permanent double prefabricated single-storey unit. Due to funding available to the school, the only viable option at present is to install a prefabricated unit rather than a more permanent build. It is proposed however, rather than allowing a permanent planning consent for the unit, that a temporary ten-year permission be granted. The building would be constructed with temporary materials and the County Planning Authority would 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.

- 7.7 Policy CP11 of the Richmondshire Local Plan supports the protection, enhancement and retention of community assets, and the principle of improving school facilities receives support within NPPF paragraph 94 in supporting the need to alter/enhance schools. Accordingly, these policies are considered to support the need for the proposed unit.

Location

- 7.8 The location of the proposed classroom unit has been determined on that of the existing unit and is proposed to be on the same footprint, albeit extended. The classroom would remain between two existing single prefabricated classroom units, which all site adjacent the school car park and playing field, east of the main school building.
- 7.9 It is considered that the location of the unit has been investigated in order to create the most viable solution, which is compliant with policy CP11 of the Richmondshire Local Plan which supports the protection and enhancement of community assets.

Design

- 7.10 It is considered that the scale and external finish of the unit being a double prefabricated vandyke brown classroom with a flat roof, white PVCu windows and brown external doors is sympathetic to the existing school site and its surroundings. Initially, the Applicant had proposed an olive green colour cladding, however, on negotiation with the County Planning Authority it was agreed that any additional unit should mirror the colour of the existing so that the unit would be in keeping with the school site.
- 7.11 The visual impact of the proposed unit is lessened because it would mirror the general profile of a standard prefabricated classroom unit, mirroring the two existing units which are located either side of the proposed location. It is acknowledged that the prefabricated unit would be of limited architectural design, but has been designed to accommodate pupils and staff at the school and is of a height and scale which is in keeping with the existing school buildings so as not to affect the sky line.
- 7.12 Four air coil units are proposed to be fitted to the unit externally, along with six external wall mounted lights which would illuminate the perimeter of the unit and be controlled with a timing system to ensure that the lighting is only in use when required by users of the classroom. This approach is considered to be consistent with the principles of the NPPF as outlined within paragraph 180 in ensuring that developments limit light pollution upon local amenity, and also advocates the use of conditions to further mitigate against the negative impacts of light pollution.
- 7.13 It is also proposed that a new bitmac footpath and low level retaining wall would be constructed around the perimeter of the new unit, allowing level access via a ramp from the existing path and two external staircases to allow a means of escape from the classrooms. It is proposed that the retaining wall would be constructed of facing brickwork to match the exiting school building, therefore not detracting from the school site.
- 7.14 As part of the proposal, the school require a power upgrade and therefore a masonry electrical kiosk is proposed to be built to house the new electricity supply. The kiosk would be 2.3 metres in length, 2 metres in width and 3.2 metres in height and would also be constructed of stone matching the existing main school building.
- 7.15 It is therefore considered that the proposed development would not conflict with the existing school building and is not inappropriate for a school site and therefore it is considered that the design and scale of the development is acceptable and consistent with the NPPF and Planning Practice Guidance (2014).

- 7.16 Furthermore, whilst the unit would be of limited architectural design, the proposal is considered compliant with policy CP13 of the Richmondshire Local Plan which expects development to respect and enhance the local context and its special qualities, including its design features and landscape, as it is considered that the unit would not detract from the school site or its surroundings.

Local amenity (noise and light)

- 7.17 The nearest residential properties are located on Pembury Mews and Brompton Park, which are located immediately adjacent the school site to the south and east respectively with partial views onto the school site.
- 7.18 The use of the new classroom unit on the school site for teaching provision is considered unlikely to generate any additional noise or other environmental impacts which would be of detriment to local residential amenity. It is acknowledged that the works comprising the demolition and removal of the existing unit and construction of the new unit and electrical kiosk could result in additional noise being generated for the temporary period in which works would take place, however it is proposed that hours of construction being restricted by condition to ensure minimal impact on residential amenity. It is considered that once constructed, the new unit would be unlikely to appear out of place in regards to the existing school buildings. To this effect, it is considered that there would be no visual impact upon local amenity resulting from the proposed development, being consistent with the paragraph 180 of the NPPF in terms of development not undermining the quality of life.
- 7.19 The orientation of the existing school building, the position and profile of the proposed unit, and the boundary treatment means that external views of the proposal from public vantage points would be limited. It is considered that the likelihood of any significant loss to residential amenity as a consequence of this proposal is unlikely, which again is compliant with policy CP3 of the Richmondshire Local Plan which looks to protect the health, economic and social well-being, amenity and safety of the population.
- 7.20 It is proposed that six external wall mounted lights would be installed on the unit which would illuminate the perimeter of the unit and be controlled with a timing system to ensure that the lighting is only in use when required by users of the classroom. This approach is considered to be consistent with the principles of the NPPF as outlined within paragraph 180 in ensuring that developments limit light pollution upon local amenity, and also advocates the use of conditions to further mitigate against the negative impacts of light pollution.

Highways matters - Traffic and transport

- 7.21 Whilst the Applicant has affirmed that the development does not seek to cater for additional staff or pupil numbers, it is noted that concerns have been expressed by the Parish Council, local residents and local District Councillor regarding highways issues which already exist at the school site. School drop off and pick up times have been raised as an issue for vehicles using Pembury Mews for parking and manoeuvring and residents are concerned that additional staff and/or pupil numbers would exacerbate this issue.
- 7.22 Consideration has been given to the potential impact of the proposed development on the public highway including Pembury Mews which is located immediately south of the school site. The Highways Authority confirmed no objection to the proposed development but suggested that the works be carried out during the school holidays due to the school car parking being proposed as the site compound, if alternative parking is not available for school users. This would ensure that users of the car park would not spill onto the neighbouring residential streets.
- 7.23 It has since been confirmed by the School that should it not be possible for works to be undertaken during the school holidays, alternative parking has been agreed and is

available for staff at the nearby church and public house, both just a short walk from the school site.

- 7.24 It is therefore considered that the development is in accordance with policy CP3 of the Richmondshire Local Plan which looks to protect the health, economic and social well-being, amenity and safety of the population.

8.0 Conclusion

- 8.1 There are no material planning considerations to warrant the refusal of this application for the demolition of an existing pre-fabricated classroom unit (68 sq. metres) and the erection of a new double pre-fabricated classroom unit (170 sq. metres), 2no. external staircases, a brick built electrical kiosk (32.4 sq. metres, creation of a tarmac footpath (110 sq. metres), 4no. air coil units, 6no wall mounted external lighting. It is proposed however, that rather than granting a permanent planning permission, a temporary ten-year permission be granted. The building is constructed with temporary materials and the County Planning Authority would 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.
- 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 reason(s):
- i. the proposed development would not result in an adverse impact upon local amenity;
 - ii. the proposed development would not result in an adverse impact upon the local area;
 - iii. the proposal is in compliance with the National Planning Policy Framework (2019), the National Planning Practice Guidance (2013) and with extant Policies CP1, CP3, CP11 and CP13 of the Richmondshire Local Plan (2014)

That, **PLANNING PERMISSION BE GRANTED** for the purposes of the demolition of an existing pre-fabricated classroom unit (68 sq. metres) and the erection of a new double pre-fabricated classroom unit (170 sq. metres), 2no. external staircases, a brick built electrical kiosk (32.4 sq. metres, creation of a tarmac footpath (110 sq. metres), 4no. air coil units, 6no wall mounted external lighting for a period of ten years, subject to the following conditions:

Conditions:

1. The development to which this permission relates must be implemented no later than the expiration of three years from the date of this Decision Notice.

Reason: To comply with Section 91 of Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The permission hereby granted is valid only until 12 November 2029 and the building shall be removed from the site before that date.

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. The development hereby permitted shall be carried out in accordance with the application details dated 8 July 2019 and the following approved documents and drawings:

Ref.	Date	Title
18030/A/001 (rev P2)	15/01/19	Location Plan
18030/A/010 (rev P1)	08/07/19	Existing and Proposed Site Plans
18030/A/011 (rev P1)	31/07/19	Proposed Block Plan
18030/A/030 (rev P2)	12/06/19	Proposed Compound and Contractor Access Plan
18030/A/201 (rev P1)	15/07/19	Existing Elevations and Demolition Plan
18030/A/220 (rev P1)	08/07/19	Plans and Elevations of Modular Unit
18030/A/221 (rev P1)	08/07/19	Proposed Electrical Kiosk Plans & Elevations
18030/A/222 (rev P1)	08/07/19	Proposed electrical Kiosk Sections & Roof Plan
-	09/10/19	Design & Access Statement
APP-19-14	August 2019	Preliminary Ecological Appraisal

Reason: To ensure that the development is carried out in accordance with the application details.

4. No construction works shall take place except between the following times:

0800 – 1800hrs Monday to Friday;
0800 – 1200hrs Saturdays

And no construction operations shall take place on Sundays or Bank/Public Holidays.

Reason: In the interests of public 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.

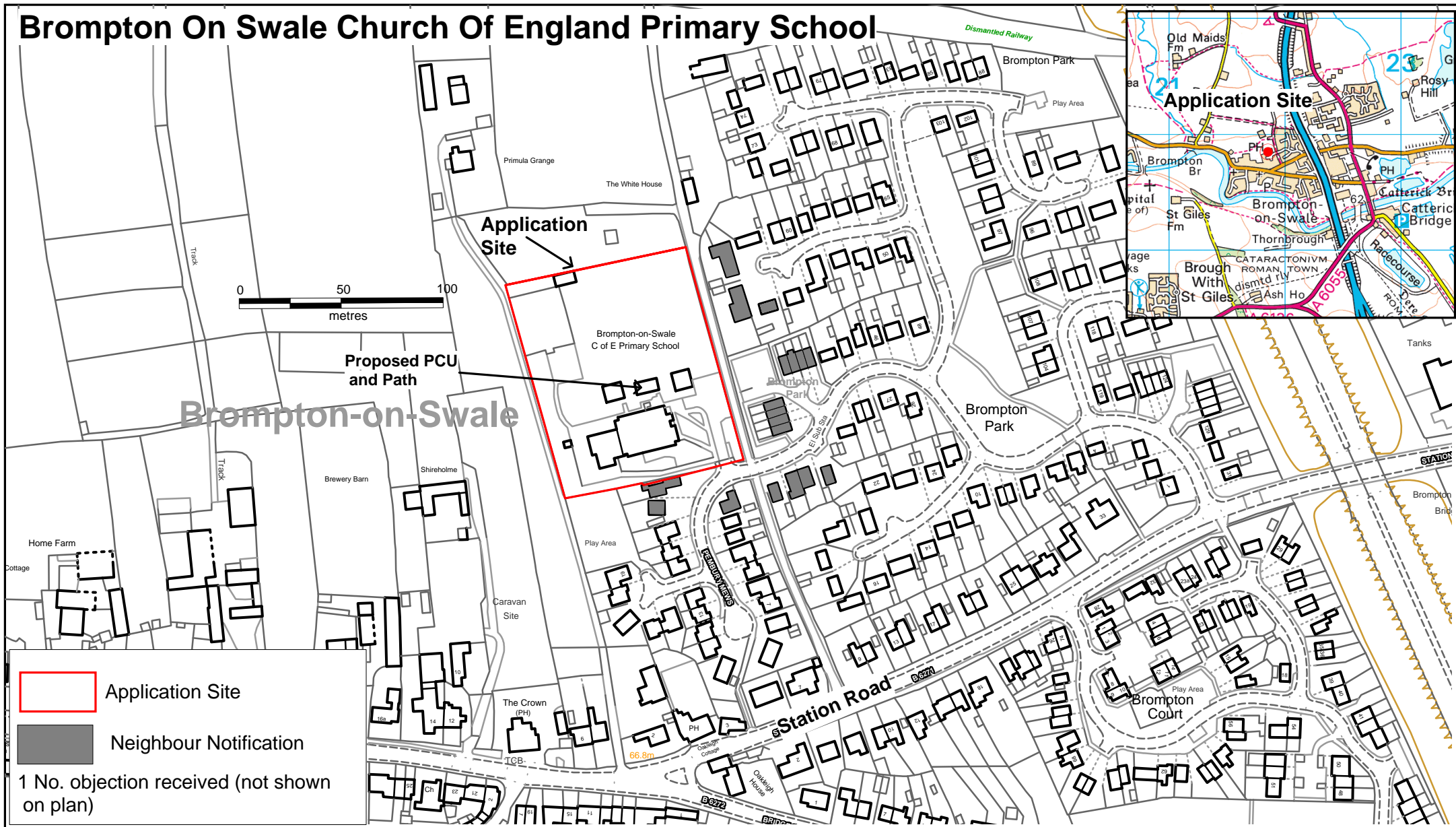
DAVID BOWE
Corporate Director, Business and Environmental Services

Background Documents to this Report:

1. Planning Application Ref Number: C1/19/00498/CM (NY/2019/0123/FUL) registered as valid on 17 July 2019. 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: Amy Taylor

Brompton On Swale Church Of England Primary School



- Application Site
- Neighbour Notification
- 1 No. objection received (not shown on plan)

Application No : C1/19/00498/CM

Title: Demolition of an existing pre-fabricated classroom unit (68 sq. metres) and the erection of a new double pre-fabricated classroom unit (170 sq. metres), 2no. external staircases, a brick built electrical kiosk (32.4 sq. metres, creation of a tarmac footpath (110 sq. metres), 4no. air coil units, 6no wall mounted external lighting at Brompton On Swale Church Of England Primary School, Brompton Park, Brompton On Swale, DL10 7JW



Business & Environmental Services,
North Yorkshire County Council
County Hall, Northallerton,
North Yorkshire. DL7 8AH

Scale : 1:2500
Date : Nov. 2019

Filename : Brom-on-Swale

Compilation & Analysis : AT/JB