

## North Yorkshire County Council

### Planning and Regulatory Functions Committee

Minutes of the meeting held remotely via Microsoft Teams on 15 December 2020 at 2.00 pm.

#### Present:-

County Councillors Peter Sowray (Chairman), David Blades, Caroline Goodrick, David Hugill, Mike Jordan and Chris Pearson

Apologies were submitted by County Councillors Eric Broadbent, Robert Heseltine, Zoe Metcalfe and Clive Pearson.

The meeting was available to watch live via the County Council's website and a recording of the meeting is now available on the website via the following link [www.northyorks.gov.uk/livemeetings](http://www.northyorks.gov.uk/livemeetings)

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**Copies of all documents considered are in the Minute Book**

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#### 164. Welcome and Introductions

The Chairman welcomed everyone to the meeting and those present introduced themselves.

#### 165. Minutes of the meeting held on 17 November 2020

##### Resolved -

That the Minutes of the meeting held on 17 November 2020, having been printed and circulated, be taken as read and confirmed, to be signed by the Chairman as a correct record at the next available opportunity.

#### 166. Declarations of Interest

There were no declarations of interest.

#### 167. Public Questions or Statements

The representative of the Assistant Chief Executive (Legal and Democratic Services) stated that, other than those that had indicated that they wished to speak in relation to the application below, there were no questions or statements from members of the public.

#### 168. Planning application for the demolition of the existing prefabricated double classroom building with associated toilet and storage facilities (180m<sup>2</sup>) and covered areas (66m<sup>2</sup>), erection of single storey classroom extension (227m<sup>2</sup>), wall mounted external lighting, erection of two glazed canopies (76m<sup>2</sup>), removal of hedge, perimeter footpath (184.4 sq. metres), relocation of two storage sheds and shelter, installation of artificial grass, hard and soft landscaping works on land at Spofforth C E Primary School, School Lane, Spofforth

Considered -

The report of the Corporate Director - Business and Environmental Services requesting Members to determine a planning application for the demolition of the existing prefabricated double classroom building with associated toilet and storage facilities (180m<sup>2</sup>) and covered areas (66m<sup>2</sup>), erection of single storey classroom extension (227m<sup>2</sup>), wall mounted external lighting, erection of two glazed canopies (76m<sup>2</sup>), removal of hedge, perimeter footpath (184.4 sq. metres), relocation of two storage sheds and shelter, installation of artificial grass, hard and soft landscaping works on land at Spofforth C E Primary School, School Lane, Spofforth

The application was subject to objections having been raised in respect of this proposal on the grounds of access, lighting, design and landscaping and management of the construction phase; and was, therefore, reported to the Committee for determination.

A representative of the Head of Planning services presented the Committee report, highlighting the proposal, the site description, the consultations that have taken place, the advertisement and representations, planning guidance and policy and planning considerations. The report also provided a conclusion and recommendations.

She noted that paragraph 7.22 contained an error and the initial sentence should read as follows:-

“The Highway Authority have not commented in relation to highway safety or capacity.”

Detailed plans, photographs and visual information were presented to complement the report.

Members undertook a detailed discussion of the application and the following issues and points were highlighted during that discussion:-

- A Member asked, in respect of Condition 11, whether consideration had been given to placing nets over nearby trees and hedgerows, to prevent birds from nesting, rather than potentially delaying the project as no work could take place if birds were nesting. In response it was stated that NYCCs Ecologist had warned against using this technique due to the potential detrimental effect on wildlife, therefore, the Condition had been developed with that taken account of. The Member noted that, potentially, the scheme could be delayed for several months due to this.
- It was asked whether account had been taken of the lighting to be used on the outside of the classroom extension to ensure there was no detrimental effect on the neighbouring residential properties. In response it was confirmed that only low level lighting would be used and would be automatically turned off at 8pm. It was also noted that Environmental Health had reviewed the proposed lighting scheme and considered it to be appropriate.
- Clarification was provided as to the location of the access to the site when the building work was taking place and how every effort was being made to reduce the impact on the neighbouring community, whilst allowing vehicles to safely access the site.
- It was noted that the proposals for artificial grass related to the replacement of existing artificial grass that was likely to be damaged during the building phase.
- Details were provided of the trees that were likely to be affected by the proposals and it was noted that none of those in Castle Ings or School Lane would be. It was noted that the only trees affected were highlighted in the compound plan for the

scheme.

- Members asked that, going forward, similar projects provide details of how the County Council's aim of being Carbon neutral by 2030 is being addressed.
- It was considered that the replacement of a temporary prefabricated building with a permanent modern building would assist in addressing environmental issues and would be beneficial to the local area and the school.

**Resolved -**

That the Planning Permission be granted for the reasons stated and subject to the conditions outlined.

**169. Publication of Developer Contribution Agreements – Infrastructure Funding Statements.**

Considered –

The report of Assistant Director, Growth Planning and Trading Standards setting out the information required to be published and how, as part of the County Councils Infrastructure Statement.

The Community Infrastructure Levy (CIL) regulations require all local planning authorities that issue a CIL liability notice or enter into section 106 planning obligations during a reporting year to publish an infrastructure funding statement (IFS) at least annually. The information required to be published is set out in an IFS pursuant to Community Infrastructure Levy (Amendment)(England)(No 2) Regulations 2019.

The regulations require:

- (a) A statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) (“the infrastructure list”);
- (b) A report about CIL, in relation to the previous financial year (“the reported year”), which includes the matters specified in paragraph 1 of Schedule 2 (“CIL report”);
- (c) A report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 and may include the matters specified in paragraph 4 of that Schedule (“section 106 report”).

North Yorkshire County Council is required to publish these on the Council's website. The appendices to the report highlight what is to be published on the website. The reporting year is 1 April 2019 to 31 March 2020. The County Council can update the report at any time during the year, though must report on the previous reporting year's activity by 31 December each year.

The County Council is not a CIL charging Authority and has not received any CIL funds from District Councils during the reporting period. Therefore, the report is limited to s106 agreements that the County Council is party to.

**Resolved -**

That the report be noted.

The meeting concluded at 10.42am.

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