

North Yorkshire County Council

Planning and Regulatory Functions Committee

Minutes of the meeting held remotely via Microsoft Teams on 9 February 2021 at 10.00 am.

Present:-

County Councillors Peter Sowray (Chairman), David Blades, Eric Broadbent, Caroline Goodrick, David Hugill, Mike Jordan, John McCartney, Zoe Metcalfe, Chris Pearson and Clive Pearson

Apologies were submitted by County Councillor Robert Heseltine.

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

Copies of all documents considered are in the Minute Book

175 Welcome and Introductions

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

176. Minutes of the meeting held on 12 January 2021 and reconvened meeting on 13 January 2021

Resolved -

That the Minutes of the meeting held on 12 January 2021 and reconvened meeting held on 13 January 2021, 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.

177. Declarations of Interest

There were no declarations of interest.

178. 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.

179. Planning application for the erection of a single storey classroom extension (113sq.m), open sided canopy (9sq. m), installation of 3no. Velux roof lights, external paving and associated landscaping (40sq.m) and removal of 4No trees with compensatory replacement works on land at Carleton Endowed Church Of England Primary School, School Lane, Carleton, Skipton, BD23 3DE

Considered -

The report of the Corporate Director, Business and Environmental Services requesting Members to determine a planning application for the erection of a single storey classroom extension (113sq.m), open sided canopy (9sq. m), installation of 3no. Velux roof lights, external paving and associated landscaping (40sq.m) and removal of 4No trees with compensatory replacement works on land at Carleton Endowed Church Of England Primary School, School Lane, Carleton, Skipton, BD23 3DE

This application is subject to two objections from the County Council's Principal Landscape Architect and Craven District Council having been raised in respect of this proposal on the grounds of landscape grounds, design, siting of proposal, loss of open space and protection and retention of existing trees and is, therefore, reported to this Committee for determination. Further to the publication of the papers an objection had been submitted by Carleton Parish Council and had been circulated to Members of the Committee prior to their determination of the application.

A representative of the Head of Planning Services briefly introduced the report.

A statement from Carleton Parish Council was read out by the Clerk, stating the following:-

"Good Morning Ladies & Gentlemen of the Planning Committee. The Parish Council are kindly asking you to defer hearing the Carleton School application until we have had the Statutory time to consult our wider village community. The reason for this is that the PC were not sent the Statutory Consultee invite and we, the Parish Councillors were only made aware of the application at our planning meeting on 27th January 2021 via a complaint about the loss of Boundary Wall, the loss of trees, the negative visual impact of the proposed building and the negative impact it would have on the Listed St Mary's Church and wider Conservation Area.

Whilst we have already received verbal objections the PC have not had chance to carry out our duty of care to ensure that; nearby residents and the wider village have had chance to see the documents relating to the application and that they have actually received the planning notice.

That residents know how to comment should they so wish to do so. That the PC can take any further advice if necessary. To ensure that you the Planning Committee are in receipt of all the facts to make a fully informed decision. As at the moment we believe this is not the case particularly, with regard to the level of objection to the proposed scheme and the level of harm the proposal would bring.

The Parish Council have studied all the documents and we have submitted our Objection, a copy of which is attached for your information together with photographs of the proposed site as the comments were excluded from the Officers report.

In addition to this the PC would like to request that Historic England are Consulted on this proposal and that no decision is made until there has been a site visit. This is because the proposed site sits right in the heart of the Conservation area. Historic England and the Planning Inspectorate have recently been involved in a Planning Application in this area which was refused because of the Impact upon the Conservation area and the Listed St Mary's Church. The refusal was upheld by the Planning Inspector in January 2020 and he commented as follows;

"The Carleton Conservation Area Appraisal describes the area northeast of the Grade II Listed St Mary's Church as making a strong contribution to the character and appearance of the conservation area. The footpath running from this field towards Skipton is highlighted as Important for its views both into and out of the Conservation area, which are described as Significant. The paved footpath running from St Mary's Green to St. Mary's Church contain views across towards Skipton and Embsay Moor. Overall, the open views into and out this location make a significant and important contribution to the Character and appearance of the Conservation area".

He goes on to say that " I take on board the argument that other buildings in the area such as the houses at St Mary's Green and the existing school buildings may not be in keeping with the established vernacular, but every case must be taken on its merits and the unsuitability of the current built form does not warrant allowing further development which would cause harm to a designated heritage asset."

We believe that the current proposal would cause just as much harm if not more due to the loss of boundary walls and the loss of trees along the ancient path between St Mary's Church and St Mary's Green impacting upon the views both into and out of the Conservation Area. Part of the wall which can be seen on the attached photographs is proposed to be demolished and replaced by the school building. This is significant. It amounts to a stretch of some 14 metres and increases the height of the wall from just 1.4 metres to 3.6 metres an increase of some 257%¹

Whilst North Yorkshire CC's Principal Planning Architect, Craven District Council and Carleton Parish Council have all raised strong objections to the proposed scheme we accept that there would be some benefits as the extension would allow up to an additional 15 School places (albeit; pupils likely to be from outside of the village which brings its own issues with regards to anti- social parking etc) We cannot agree with the planning officer that the benefits would outweigh the harm.

We believe the proposal fails to preserve or enhance the character or appearance of the conservation area and would be contrary to policies ENV1 ENV2 ENV3 INF4 & INF6 of the Local Plan and the aims of the National Planning Policy Framework.

It must be noted under the Local plan Hierarchy, Carleton is listed as a 4a Service Village with limited transport links and not in a walkable location to the out of village new developments as referenced under section 8.54 of the LP. Sites in the principal town of Skipton have been earmarked for potential new primary schools to provide the education infrastructure associated with new developments under the plan.

In closing, whilst we the PC cannot support the current application we would be happy to work with the applicant to agree upon a suitable scheme as we believe there is scope to extend the classroom facilities which would not provide the level of harm that the current proposal brings.

UPDATE

We have started to circulate details of the extension in the village and have already had 12 Objections to the plan before it has been published on the Parish Council's Social media pages. The Planning officer's report states that there has not been Objections and this is only because people were not aware of the application. By the current response it is felt that there will be many more objections to come".

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 provided details to address the issues that had been raised during the public questions/statements session.

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

In response to the issues raised by the Parish Council the representative of the Head of Planning Services outlined the responses to the consultation on the application set out in Sections 4 and 5 of the report. She noted that the Parish Council was not a statutory consultee, but had been consulted during the process and that they had responded accordingly. The application had also been advertised in the local press, two site notices had been erected, with one placed on the Parish Council's Noticeboard and 16 local residents had been directly contacted due to their proximity to the application site. In respect of suggestions that Historic England should have been consulted it was noted that the limitations of the application did not require that organisation to be considered as a statutory consultee on this occasion.

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

- Members generally praised the report and presentation for being comprehensive and addressing the concerns raised.
- A Member suggested that further consideration should be given to developing Condition 11 to ensure that lime base mortar was used during the erection of the proposed development, as that would match the existing walls. He considered that the Condition should require a section of wall to be presented to ensure that it was satisfactory, rather than just samples of the stone. A number of other Members echoed this request. The request was acknowledged by the Planning Officer and it was stated that, should Members request that, the Condition could be altered accordingly.
- Clarification was provided in relation to the height of the new classroom, why that was required and why a flat roof would be used in the development. It was noted that the provision of a pitched roof within the development would require a further tree to be removed and the design of the flat roof enabled the use of natural light to be maximised within the classroom.
- Details of the stone to be used in the development were clarified including the re-use of the stone from the demolished wall and York Stone cladding to correspond with the material used on the school building.
- A Member that a number of the trees that were to be removed were currently prone to disease and likely to die, but each tree would be replaced with 3 alternative trees. Another Member noted that the trees to be removed were not the subject of Tree Preservation Orders.
- Members acknowledged the fine balance between preserving the conservation area and the need to provide the much needed additional school places, but considered that the need to enhance the school outweighed the other issues.
- Members considered that the issues raised by the Parish Council had been addressed in the report and the presentation, and felt that the issues raised in relation to parking near to the school were common for many schools in North Yorkshire.

Resolved –

That the application be approved for the reasons stated in the report, subject to the Conditions outlined, and subject to an amendment to Condition 11, requiring a section of the wall to be provided by the contractor for approval, including mortar, , rather than just stone samples, with that process being delegated to the Head of Planning Services. .

180. Items dealt with under the Scheme of Delegation

Considered -

The report of the Corporate Director - Business and Environmental Services outlining items dealt with under the Scheme of Delegation for the period 20 October 2020 to 6 December 2020 inclusive.

Resolved -

That the report be noted.

The meeting concluded at 11.10am.

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