

North Yorkshire County Council

Planning and Regulatory Functions Committee

Minutes of the meeting held remotely via Microsoft Teams on 29 April 2021 at 10.00 am.

Present:-

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

Apologies were submitted by County Councillors David Blades, Caroline Goodrick and Robert Heseltine.

One Member of the public was in attendance.

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

209 Welcome and Introductions

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

210. Minutes of the meeting held on 13 April 2021

Resolved -

That the Minutes of the meeting held on 13 April 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.

211. Declarations of Interest

There were no declarations of interest.

212. 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 applications below, there were no questions or statements from members of the public.

213. C3/20/01057/CPO - Planning application for the erection of a temporary building (6 years) for office use (20 sq. metres) on land at Settrington C Of E Primary School, Chapel Road, Settrington, Malton

Considered -

The report of the Corporate Director, Business and Environmental Services requesting Members to determine a planning application for the erection of a temporary building (6 years) for office use (20 sq. metres) on land at Settrington C Of E Primary School, Chapel Road, Settrington, Malton.

The application was subject to objections having been raised in respect of the proposal on the grounds of impact on landscape and the Conservation Area and was, therefore, reported to this Committee for determination.

Mrs Mari Palmer (Head teacher, Settrington C of E Primary School) presented the following statement:-

"I would like to speak in support of our planning application for a temporary building at the front of our school.

We are desperate for this building to go ahead as we are so cramped within school. We have children taking part in interventions in corridors and we only have one room that we can shut the door to and have private meetings in, which only fits 2 people in. We also have no space at all for the children's music lessons other than in the tiny staff room so people can't get past to get to the photocopier/kettle etc.

Every room is currently used for teaching apart from the staff room (which we use sometimes use anyway).

We have office staff who are still having to work from home as we cannot fit them into the office and no space at all for meetings with any more than 2 people.

However this is the head teacher's office so anytime we need this room (which we use for SEND appointments, parents listening to readers, private meetings etc.) I have to sit by the front door on a tiny table without a proper chair.

We have spoken to the Local Authority about a longer term plan so that this is really only a temporary building and they have been to visit and requested that we are added to the county's planned investment list for longer term plans but these usually take a few years to come to fruition.

Our outdoor play space is at a premium, we agree with this statement, but so is our indoor space and as we have the field at the back to use, that we rent so we can't build on it, we do have a little more option for the outdoor play.

I know that the village hall has been suggested as an office space but it would need substantial work to make this useful and we couldn't leave any papers or confidential information in there as other people in the community have keys so it would defeat the point of having an office. We also couldn't print from there etc.

We understand that it is not ideal but we strongly feel that our children's education is the absolute top priority. We may be in a village but we should educate the children to the highest possible standard – it is not acceptable that our children should have different opportunities to other children in the country in order to make the front of the school look nice – this is their only opportunity for their education."

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.

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:-

- Clarification was provided as to the proximity of Half Century House to the proposed development, that the structure would be partially visible from Half Century House, but both structures were not visible at the same time which negated some of the impact of the proposal.
- It was not expected that additional utility facilities would be required within the proposed structure, reducing the impact on the surrounding area.
- A Member asked whether, following the publication of the report, there had been any submissions from the District Council's Communications Officer, NYCCs Ecological Officer or NYCCs Archaeological Officer. In response it was stated that no further details had been submitted by those officers, but it was clarified that a response from the Archaeological Officer, prior to the publication of the report, had indicated satisfaction with the proposal, particularly as the structure would be built on plinths and there would be no damage to the playground.
- A Member queried whether the proposed structure would match the colour of the existing building, and, if not, whether it could be painted or stained to ensure that it blended in with the existing building. In response the Committee's Legal Adviser stated that, if Members were minded to, they could impose a condition requiring this, through delegation to officers to determine how this could best be provided, through negotiation with the applicant.
- Members considered that, on balance, the application brought more benefit than detriment to the community, by providing additional space within the local school.
- It was noted that care would need to be taken in respect of how the structure was coloured to blend in with the existing building, as some materials required more maintenance than others, and the most appropriate method would need to be identified.

Resolved –

That the application be approved for the reasons stated in the report and in accordance with the conditions outlined, subject to the provision of an additional condition relating to the proposed structure being appropriately coloured to ensure that it blended in with the existing building, as follows:-

Prior to the commencement of development hereby authorised samples of all constructional materials to be used, including colours and finishes must be submitted to and approved in writing by the County Planning Authority before work on site commences.

Reason: This is a pre-commencement condition and considered warranted given the particular circumstance in the absence of the requisite information accompanying the application and imposed to safeguard the character of the site in the interests of visual amenity.

The meeting concluded at 10.35am

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