

Officer Update Note
Strategic Planning Committee – 9th April 2024

Item 4

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| PROPOSAL: | ZG2023/1263/FULM - Erection of a new special educational needs and disabilities (SEND) school with associated landscaping, parking and construction of a new access from Hull Road |
| LOCATION: | Land Off Hull Road Osgodby North Yorkshire |
| RECOMMENDATION: | That Planning Permission be GRANTED subject to conditions |

Amendments to the report

Paragraph 10.23

There is some wording missing from paragraph 10.23. This should be amended as follows:

10.23 SDLP Policy ENV1 and NPPF considers the impact of development on residential and local amenity. SP18 and SP19 of the Core Strategy seek to protect and enhance the environment and quality of life of those who live and work in the local plan area.

Paragraph 10.65

The applicant has clarified that community use will be available for internal spaces (eg. sports hall).

Amendments to conditions

- Condition 2 is amended to reflect updated plan references as plans have been received since the report was written.
- Minor wording changes have been made to conditions 6, 7, 16 and 17.
- Condition 18 is amended to reflect revised plan number
- Conditions 22 and 24 are deleted on the request of the applicant.
- Condition 23 amended to clarify Community Use of internal spaces only.

Condition amended to reflect newly submitted plans.

02. The development hereby permitted shall be carried out in accordance with the plans/drawings listed below:
- Topographical Survey Layout 1-3 - 107263 Rev 00
 - Typical Soft Landscaping Detail - CONFIG-ALA-ZZ-XX-DR-L-9401 P02
 - Proposed Drainage Layout - FS0907-CUR-ZZ-ZZ-D-C-9200-P09
 - Existing Drainage Easement Surface Level Alterations FS0907-CUR-ZZ-ZZ-D-C-9203-P01
 - Location Plan HW2101-SS-101 Ver T0
 - Sign Schedule 545 – Children Warning Sign & “School” Suppl. Plate HW2101-SS-1202 Ver T0
 - Sign Schedule 670 Speed Limits 20 & 40 HW2101-SS-1203 Ver T0

- Sign Schedule Diag.543 Signal Warning Sign +670(50) Repeater HW2101-SS-1204 Ver T0
- Sign Schedule Directions Sign DS01 & DS 02 HW2101-SS-1205 Ver T0
- Sign Schedule Direction Sign DS03-Refuse Sign Faces HW2101-SS-1206 Ver T0
- Sign Schedule 506.1L Side Road Ahead – Post Only HW2101-SS-1207 Ver T0
- S278 Agreement Layout HW2101/SS/102 Ver T04
- Longitudinal Sections HW2101/SS/103 Ver T02
- Vehicle Tracking HW2101/SS/104 Ver T03
- General Arrangement HW2101/SS/105 Ver T02
- Kerbing Layout HW2101/SS/1101 Ver T03
- Traffic Signs and Road Markings HW2101/SS/1201 Ver T02
- Setting Out HW2101/SS/2000 Ver T02
- Site Clearance Plan HW2101/SS/201 Ver T02
- Pavement Design HW2101/SS/701 Ver T03
- Construction Details HW2101/SS/702 Ver T02
- Traffic Sign & Ducting Details NY7-033-P Rev 0
- General Arrangement for Street Lighting Ver P0
- General Arrangement for Street Lighting (Schematic Cable Layout) Ver P0

- External Lighting Layout FS0907-RPS-ZZ-ZZ-D-E-6314 P02
- Drainage General Arrangement HW2101-SS-501 T04
- Impermeable Areas Plan HW2101-SS-502 T02
- Drainage Construction Details HW2101-SS-504 T02

- Lighting Plan 2309012DNA
- Whole Site Plan FS0907-ONE- XX-ZZ-DR-L-0003-P13
- Site Landscape Plan – 1 of 4 FS0907-ONE- XX-ZZ-DR-L-0004-P06
- Site Landscape Plan – 2 of 4 FS0907-ONE- XX-ZZ-DR-L-0005-P06
- Site Landscape Plan – 3 of 4 FS0907-ONE- XX-ZZ-DR-L-0006-P06
- Site Landscape Plan – 4 of 4 FS0907-ONE- XX-ZZ-DR-L-0007-P06
- Access and Security Strategy FS0907-ONE- XX-ZZ-DR-L-000-P09
- Circulation Strategy FS0907-ONE- XX-ZZ-DR-L-0009-P08

- Site Sections FS0907-ONE- XX-ZZ-DR-L-0405-P07
- Illustrative Masterplan FS0907-ONE- XX-ZZ-DR-L-0801-P07
- Proposed Ground Floor Plan FS0907-STL-01-00-D-A-0100-P01
- Proposed First Floor Plan FS0907-STL-01-01-D-A-0110-P01
- Proposed Roof Plan FS0907-STL-01-RF-D-A-0120-P01
- South & East Elevations FS0907-STL-01-ZZ-D-A-0200-P02
- North & West Elevations FS0907-STL-01-ZZ-D-A-0201-P02
- GA Building Sections FS0907-STL-01-ZZ-D-A-0300-P01
- External Visuals FS0907-STL-01-ZZ-I-A-0601-P01
- External Visuals FS0907-STL-01-ZZ-D-A-0900-P01
- Existing Site Plan FS0907-STL-ZZ-ZZ-D-A-0901-P01
- Proposed Site Plan FS0907-STL-ZZ-ZZ-D-A-0902-P01
- Extent of Works Plan HW2101/SS/105-T01

- Existing Utility Services Layout NYL-BNB-00-XX-Dr-ME-0301-S2-P1
- SuDS Drainage Strategy and Flood Risk Assessment FS0907-CUR-XX-XX-T-C-0002 P07 Issued 14.02.2024.
- Construction Environmental Management Plan (CEMP) Rev G
- DEIR Construction Method Statement FS0907-BNK-XX-XX-T-X-3087 P02
- Framework Travel Plan V03 dated 21.3.24

Reason:

For the avoidance of doubt.

Minor change to wording to allow development to start.

06. No above ground works shall take place until an appropriate Exceedance Flow Plan for the site has been submitted to and approved in writing by the Local Planning Authority. Site design must be such that when SuDS features fail or are exceeded, exceedance flows do not cause flooding of properties on or off site. This is achieved by designing suitable ground exceedance or flood pathways. Runoff must be completely contained within the drainage system (including areas designed to hold or convey water) for all events up to a 1 in 30 year event. The design of the site must ensure that flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that avoid risk to people and property both on and off site.

Reason:

To prevent flooding to properties during extreme flood events and to mitigate against the risk of flooding on and off the site.

07. No above ground works shall take place until a suitable maintenance of the proposed SuDS drainage scheme arrangement has been demonstrated to the local planning authority. Details with regard to the maintenance and management of the approved scheme to include; drawings showing any surface water assets to be vested with the statutory undertaker/highway authority and subsequently maintained at their expense, and/or any other arrangements to secure the operation of the approved drainage scheme/sustainable urban drainage systems throughout the lifetime of the development. If the drainage system is to be adopted by Yorkshire Water/Northumbria Water a maintenance plan should be included up to the date at which it is vested.

Reason:

To prevent the increased risk of flooding and to ensure the future maintenance of the sustainable drainage system

16. Condition 16 (Ecological CEMP) is deleted as the measures requested to be included are covered in the CEMP Rev G agreed in condition 2.
17. Prior to above ground works a Landscape Ecological Management Plan (LEMP) shall be provided for the written approval of the Local Planning Authority. The LEMP shall

include details of long-term monitoring and management of the proposed ecological mitigation and enhancement works.

Reason:

To ensure the scheme is developed and managed for future years in accordance with the approved detail and therefore maintained. This will ensure the development accords with Policies SP18, SP19 of the Core Strategy and Local Plan Policy ENV1.

Change to condition 18 to reflect correct plan.

18. Within three months of commencement of development a detailed planting scheme in accordance with the approved Site Landscaping Plans FS0907-ONE- XX-ZZ-DR-L-0003-P13 shall be submitted to and approved in writing by the Local Planning Authority. This shall include the species, stock size, density (spacing), and position of trees, shrubs and other plants; seed mixes, sowing rates, and mowing regimes; tree planting details including means of support, protection, and watering. The proposed tree planting shall be compatible with existing and proposed utilities. This scheme shall be implemented within a period of six months of the practical completion of the development. Any trees or plants which within a period of fifteen years from the substantial completion of the planting scheme die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority agrees alternatives in writing. This also applies to any existing trees that are shown to be retained within the approved landscape scheme.

Reason:

In the interests of amenity and in order to comply with Plan Policy ENV1.

Conditions 22 & 24 were requested to be deleted by the applicant as this scheme is not a Department for Education funded scheme, and as Sport England have stated the conditions requiring the sports pitches to be a certain specification cannot be insisted upon.

22. Condition 22 – delete.

24. Condition 24 - delete

Condition 23 amended to clarify that Community Use is for internal spaces only.

23. Prior to the development being brought into use, a Community Use Scheme for the internal areas shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

Reason:

To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Policy RT3