

North York Moors National Park Authority

Ryedale District Parish: Sinnington	App No. NYM/2019/0471/FL
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Proposal: Siting of a timber-clad pre-fabricated classroom

Location: Sinnington County Primary School, Friars Hill, Sinnington

Applicant: The Ryedale Federation, fao: Helen Coulthard, Ryedale School, Gale Lane, Nawton YO62 7SL

Agent: KVA Planning Consultancy, 8 Acres Close, Helmsley, YO62 5DS

Date for Decision: 27 August 2019

Grid Ref: 473996 485711

Director of Planning's Recommendation

Approval subject to the following conditions:

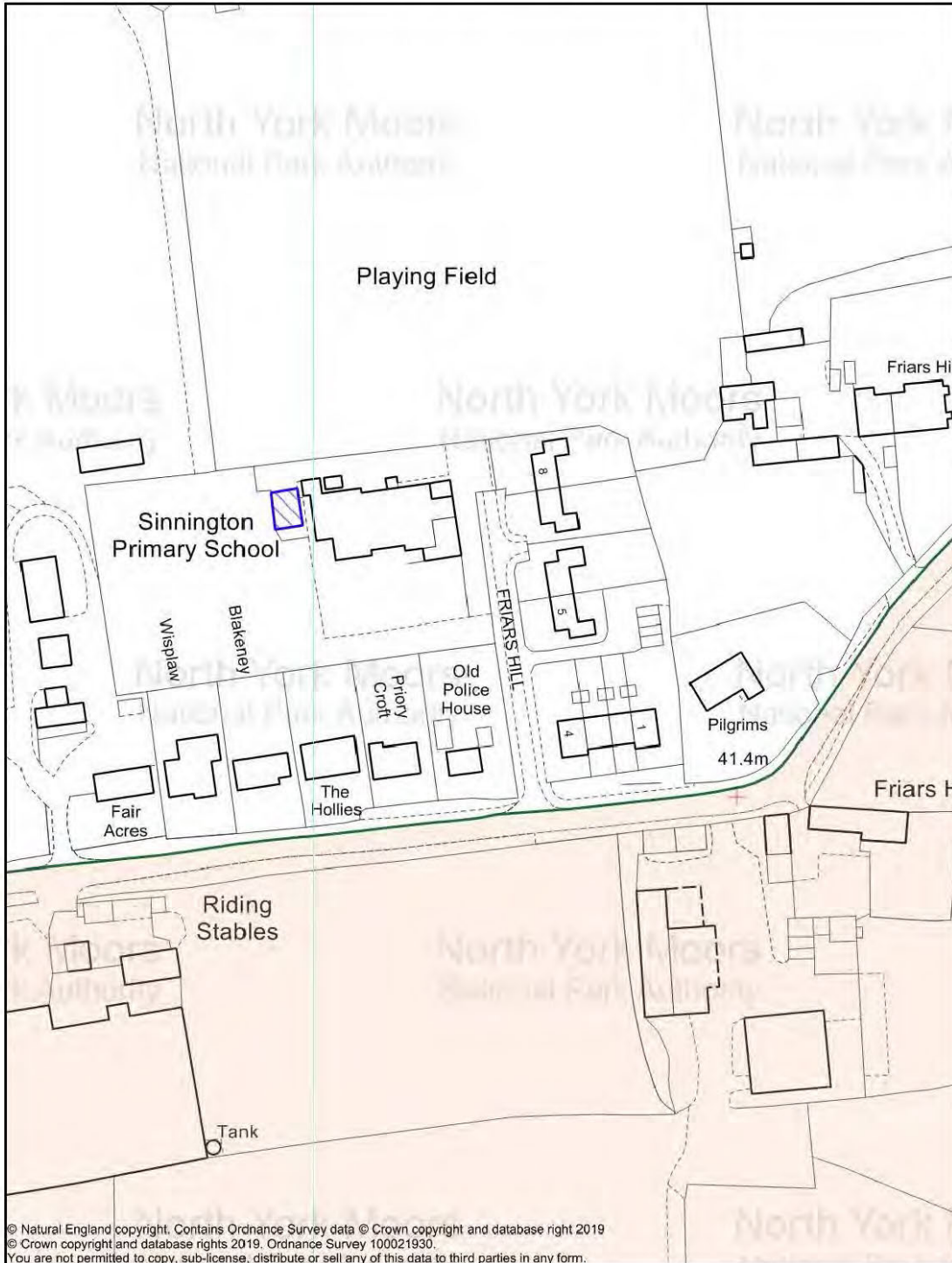
1. TIME10 Temporary Permission for Five Years - Operational Development
2. PLAN02 Strict Accordance With the Plans/Specifications or Minor Variations



North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley YO62 5BP
01439 772700

Application Number: NYM/2019/0471/FL

Scale: 1:1250



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Consultations

Parish - Object due to the high impact it would have on residents, businesses, increased traffic, inadequate parking and overall safety concerns.

Highways - No objection.

Yorkshire Water -

Forestry Commission - Issue Standing Advice

Site Notice Expiry Date - 5 August 2019

Others - Mr John Edmondson of Mulberry Lodge, Croft Green, Sinnington
Michael J. Swinnerton, Elmsall Lodge, Main Street, Sinnington
B R & S Clements, 7 Mickle Hill, Pickering
Mrs Win Baldwin, Friars Hill, Friars Hill, Sinnington
Mr Derek Waters, Priory Croft, Friars Hill, Sinnington

Object for some or all of the following reasons:

- Increased capacity at the site will exacerbate the existing parking problems on the roads around the school particularly during drop-off and pick-up times when Main Street becomes heavily congested for several hundred metres in either direction of the school causing problems for bus and services vehicles, and also horse riders, cyclists and pedestrians whilst making access to and from properties along Main Street difficult and dangerous;
- There will be additional pressure of staff parking on the surrounding roads throughout the day as no extra parking is being proposed within the school site;
- Whilst the number of children on roll at the school may have decreased recently, should this trend reverse then traffic to the school would consequently increase;
- The increase in traffic, pollution, noise and disturbance will have an adverse impact on the safety and quality of life of local residents;
- The relocation of the pre-school from the village hall will adversely impact on the financial viability of the hall which is a very valuable asset to community life.

Mrs L Ball, The Hall, Church Lane, Sinnington

Support for the following reasons:

- Inclusion of the preschool at the School is essential for the ongoing viability and sustainability of the small village school, and will benefit the education, development and transition of preschool children into primary education;
- The highway report states 'the proposed development is not anticipated to generate any significant additional vehicular traffic when compared to the existing conditions' and 'as a result, there should be no reasons on transport, highways or servicing grounds why this proposal should not be acceptable to the determining Authority';
- The design and positioning of the building is in keeping with the existing buildings and environment.

Janet Pearson, Strawberry Fields, Friars Hill, Sinnington – Makes the following comments:

Has consideration been given to the land drainage which goes under the school playing fields where the proposed extension will be sited? The current drains are blocked by tree roots so water backs up flooding our drive because it can't escape through the drains.

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Background

Sinnington County Primary School lies at the western end of the village surrounded by a small housing estate circa 1960/70. Planning permission is sought for a timber-clad pre-fabricated classroom to be sited immediately to the west of the main school building on the site of a former vegetable patch and flower bed, currently unused by the school.

In support of the application the agent advises that a new classroom would enable the reception and year 1 pupils to relocate from the village hall into a purpose built facility and allow the pre-school to utilise an existing classroom within the main school building which has its own specific entrance which will facilitate safe drop off and collection from school for pre-school parents. This will help further develop the transition between pre-school and reception as well as ensuring the ongoing viability of the pre-school provision. In addition it will enable Sinnington County Primary School to operate in the same way as all other primary schools in The Ryedale Federation by offering pre-school education (from three years) on site and in line with many schools across North Yorkshire.

The agent also advises that the proposed classroom will enable the main school to accommodate approx. 24 children who currently attend the pre-school in the village and its four members of staff. The number of children on roll for the school has ranged from 84 in 2010 to 66 expected in September 2019, and therefore it is not considered that the proposal will result in a significant increase in children at the site. The school has recently lost two members of staff so the net increase will be two.

Main Issues**Policy**

Core Policy I (Community Facilities) supports the provision of new health, sport, education and other community facilities where they will provide an essential facility to support the local community.

Development Policy 3 (Design) seeks to maintain and enhance the character of the National park and requires the scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings.

Principle

There is no objection in principle to the provision of an additional classroom at the school if this helps to ensure the continued presence of a primary school and also pre-school, within the village. Furthermore the site has been carefully chosen so as not to cause any disruption to or loss of the playing field.

There is some concern that with the relocation of the pre-school out of the village hall this will threaten the viability of another community facility however Officers understand that whilst there will be some loss of revenue to the village hall, the relocation of the pre-school will also enable the village hall to be used by other groups during the week which at present is restricted by the pre-school and their equipment.

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Design

It is not uncommon to find pre-fabricated classrooms within school grounds throughout the National Park. Whilst a permanent extension would be preferable, the agent has indicated that this would not be financially feasible due to shortage of funds. The existing school is a single storey building of buff brick under a concrete tiled roof, with areas of flat roof extension to the side and rear. The proposed pre-fabricated classroom will be located immediately to the west of the school building to the rear of the site. Whilst it will be visible from the surrounding properties, it would not be widely visible from outside the site and certainly would not adversely affect the setting of the nearby conservation area. Furthermore the classroom will be clad in timber to soften and enhance its appearance, complementing the buff brick of the main school building. As such it is considered that the proposal would not have an adverse impact on the visual amenity of the locality in accordance with Development Policy 3.

Highway Safety

It is noted that the Highway Authority has no objections to the proposal. Most schools do not provide on-site parking for parents, only staff, and this proposal will only generate an increase in demand for parking for two additional members of staff. The congestion presently experienced around the school is understandably frustrating and inconvenient for local residents however this occurs for a short period of time twice a day for approx. 40 weeks a year and is a common occurrence around many rural and indeed urban schools. However as the pre-school already exists within the village where children either walk or are driven by private car, it is anticipated that there will be negligible increase in vehicular trips overall generated by the proposed development.

In trying to address these concerns and the current parking problems the school have approached 'Strawberry Fields' (Pearson's Soft Fruits) to the west with a view to allowing staff and parents to use their car park thereby relieving pressure for parking on the streets surrounding the school. Members will be updated at the Meeting on this matter although this could not be made a conditional requirement of any planning permission and is not either a requirement from the Highway Authority.

However, in view of the modest scale of the proposed development and the limited number of additional children and staff attending the site, along with the comments of the Highway Authority, it is considered that the potential highway impact of the development will be minimal.

Conclusion

It is considered that the proposal will secure the viability of an existing community facility within the village, whilst having limited impact on the visual amenity of the area or the setting of the nearby Conservation Area. The on-street parking concerns raised by the local residents and the Parish Council are noted but it is considered that the proposal will not result in a significant increase in vehicular movements within the surrounding area. However given the prefabricated nature of the proposed classroom a temporary permission is recommended for five years in order that its condition and need can be assessed in the future.

Contribution to Management Plan Objectives

Approval is considered likely to help meet Policies C6 and C7 which seek to resist the loss of existing community facilities and encourage the provision of new community facilities.

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Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.