

NORTH YORKSHIRE COUNTY COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992

NOTICE OF PERMISSION FOR CARRYING OUT COUNTY COUNCIL DEVELOPMENT

TO: Barlby CP School
Hilltop
Barlby
Selby
North Yorkshire
YO8 5JQ

C/o: AHR Building Consultancy Ltd
Parsonage Chambers
3 The Parsonage
Manchester
M3 2HW

The application dated 12 July 2021 in respect of the proposed development at Barlby Community Primary School, York Road, Barlby, Selby, YO8 5JQ for the purposes of the erection of a single storey extension (423 sq.m) to the existing school, wall mounted external lighting with alterations to existing landscaping to alter existing car park and footpaths, construction of MUGA, (690 sq.m), 4 No. 4m high lighting columns, extension to playground, installation of a pedestrian crossing and 2m high vehicle access gate, 1.8m high vehicle access gate, 1.8m high pedestrian access gate & construction of new car park on adjacent site has been considered and planning permission granted subject to the following conditions:-

(please see attached sheets for conditions)

Date: 21 June 2022

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Corporate Director, Business and Environmental Services

NOTE:-

No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the District Council in whose area the site of the proposed development is situated; or of obtaining approval under any other byelaws, local acts, orders, regulations and statutory provisions in force; and no part of the proposed development should be commenced until such further approval has been obtained.

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Continuation of Decision No. C8/2021/1030/CPO

Dated: 21 June 2022

Conditions:

1. The development to which this permission relates must be implemented no later than the expiration of three years from the date of this Decision Notice.

Reason: To comply with Section 91 of Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the application details dated 19 July 2021 and the following approved documents and drawings:

<u>Ref.</u>	<u>Date</u>	<u>Title</u>
	Feb 2022	Design and Access Statement
	April 2022	Landscape Strategy
	Feb 2022	Flood Risk Assessment
	Feb 2022	Design Package for Civil Works
	March 2016	Geo-environmental Appraisal Report
	Nov 2016	School Travel Plan
2015.01014.000-P-01	April 2021	OS Plan
2015.01014.000-P-02(A)	April 2021	Block Plan
2015.01014.000-P-03	April 2021	Existing School Plan
2015.01014.000-P-04(A)	April 2021	Existing School Elevations
2015.01014.000-P-05	April 2021	Hall and Store Extension Existing Plan
2015.01014.000-P-06(A)	April 2021	Hall & store Extension Existing Elevations
2015.01014.000-P-07	April 2021	Classroom Extension Existing Plan
2015.01014.000-P-08(A)	April 2021	Classroom Extension Existing Elevation
2015.01014.000-P-09	April 2021	New Window Existing Plan
2015.01014.000-P-10	April 2021	New Window Existing Elevations
2015.01014.000-P-11	April 2021	School Site Existing Landscape Plan
2015.01014.000-P-12	April 2021	Carpark Site Existing Landscape Plan
2015.01014.000-P-13	April 2021	Proposed School Plan
2015.01014.000-P-14(A)	April 2021	Proposed School Elevations
2015.01014.000-P-15	April 2021	Hall and Store Extension Proposed Plan
2015.01014.000-P-16	April 2021	Hall and Store Extension Proposed Elevations
2015.01014.000-P-17	April 2021	Classroom Extension Proposed Plan
2015.01014.000-P-18	April 2021	Classroom Extension Proposed Elevations

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2015.01014.000-P-19	April 2021	New Window Proposed Plan
2015.01014.000-P-20	April 2021	New Window Proposed Elevations
2015.01014.000-P-21(C)	April 2022	School Site – Proposed Landscape Plan
2015.01014.000-P-22(C)	April 2022	Carpark Site – Proposed Landscape Plan
2015.01014.000-P-23(B)	Jan 2022	Car Park Entrance Details
2015.01014.000-P-24	April 2021	Pedestrian Crossing
2015.01014.000-P-25(B)	April 2022	Fence and Gate Details
2015.01014.000-P-26(B)	Jan 2022	Proposed Playing Pitch Markings
2015.01014.000-P-27(B)	April 2022	Landscape Masterplan

Reason: To ensure that the development is carried out in accordance with the application details.

Hours of use and construction

- No construction works shall take place except between the following times:
0800 – 1900hrs Monday to Friday;
0800 – 1300hrs Saturdays
and no construction operations on Sundays or Bank/Public Holidays.

Reason: In the interests of public amenity.

Landscaping and lighting

- Prior to the commencement of the development, a detailed landscape, maintenance and aftercare scheme shall be submitted to and approved in writing by the County Planning Authority, in consultation with the Landscape Team. The scheme shall also include lighting design and CCTV details for the car park. The scheme will be implemented and maintained for the life of the development.

Reason: This is a pre-commencement condition and one which is considered warranted in the interests of public amenity.

Sports and community use

- Prior to the development being brought into use, a Community Use Scheme shall be submitted to and approved in writing by the County Planning Authority, after consultation with Sport England. The Scheme, which will include use of the car park, 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.

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Reason: This is a pre-use condition and one which is considered warranted in the interests of securing well managed safe community access to the playing field, to ensure sufficient benefit to the development of sport.

6. Prior to the development being brought into use, the playing field will be marked out with pitches to meet the community use. The marked out pitches and playing field shall thereafter be managed and maintained in accordance with the following documents: 'NYS – Grounds Maintenance Standards' and 'Service Spec – Grounds Maintenance'.

Reason: This is a pre-use condition and one which is considered warranted in the interests of securing well managed safe community access to the playing field, to ensure sufficient benefit to the development of sport.

Drainage

7. No building or other obstruction including landscape features shall be located over or within 3 (three) metres either side of the centre line of the public sewer i.e. a protected strip width of 6 (six) metres, that crosses the site. If the required stand-off distance is to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken.

Reason: In order to allow sufficient access for maintenance and repair work at all times.

8. The development shall be carried out in accordance with the details indicated within the Flood Risk Assessment prepared by Clancy Consulting, dated 10 February 2022. The flood risk mitigation measures shall be fully implemented prior to occupation and the measures detailed in the FRA shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: In the interest of satisfactory and sustainable drainage and to reduce the risk of flooding.

9. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed with Yorkshire Water.

Reason: In the interest of satisfactory and sustainable drainage.

10. Within three months of commencement or prior to any discharge to an existing or prospectively adoptable sewer, whichever is the sooner, a scheme shall be submitted to the County Planning Authority for approval in writing, in consultation with Yorkshire Water, which demonstrates that the surface water run-off from hardstanding (equal to or greater than 800 square metres) and/or communal car parking area(s) of more than 50 spaces shall pass through an oil, petrol and grit interceptor/separator of adequate design Prior to any discharge to an existing or prospectively adoptable sewer.

Reason: To prevent pollution of the aquatic environment and protect the public sewer network.

Dated: 21 June 2022

Informatives:

During the construction stage of the development, all contractors should be made aware of the advice contained within the Conclusions and Recommendations section of the bat report (Bat Roost Suitability Assessment – Barlby Community Primary School by Brooks Ecological, May 2021).

**Statement of Compliance with Article 35(2) of the Town and Country Planning
(Development Management Procedure) (England) Order 2015**

In determining this planning application, the County Planning Authority has worked with the applicant adopting a positive and proactive manner. The County Council offers the opportunity for pre-application discussion on applications and the applicant, in this case, chose not to take up this service. Proposals are assessed against the National Planning Policy Framework, Replacement Local Plan policies and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption. During the course of the determination of this application, the applicant has been informed of the existence of all consultation responses and representations made in a timely manner which provided the applicant/agent with the opportunity to respond to any matters raised. The County Planning Authority has sought solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant as necessary. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed.