

Delegated Planning Report

LOCATION: Le Cateau Community Primary School, Brough Road, Catterick Garrison, North Yorkshire, DL9 4ED

PROPOSAL: Retention of prefabricated classroom unit 0973 for a further 6 years

REFERENCE: NY/2024/0082/73

RECOMMENDATION: Grant

Target Determination Date: 20 July 2024	Conservation Area: No
TPO: No	Listed Building: No

1. Site and Surroundings

Le Cateau Community Primary School is located within a residential area in the Scotton Parish. The site is bounded by the public highway of Brough Road to the west, the public highway of Le Cateau Road to the north, the public highway of Teesdale Road to the south and the public highway of Wensleydale Road to the east.

The site itself consists of the main school building and is made up of a mixture of single and two storeys due to level levels of the land and various subsequent extensions. The school building is located to the west of the site along the public highway of Brough Road and serves 402 pupils as of May 2024 and has a net capacity for 525. To the east of the main school is an existing Multi Use Games Area (MUGA) and an area of grass school playing fields that runs from the northern to southern boundary of the school site.

The nearest residential properties to the site are located approximately 35 metres to the northwest of the application site on Le Cateau Road.

There are no planning constraints relevant in determination of this planning application.

2. Relevant Planning History

NY/2018/0101/73A – retention of prefabricated classroom unit 0973 (74 sq. metres) for a further 6 years– Approved 12.06.2018.

3. Planning Policy and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning authorities must determine each application under the Planning Acts in accordance with Development Plan so far as material to the application unless material considerations indicate otherwise.

The adopted development plan (ADP) for this application site is the:

- Richmondshire Local Plan Core Strategy, adopted 2014

Guidance – Material Considerations

- National Planning Policy Framework 2023
- National Planning Practice Guidance

4. Consultation Responses

Scotton (Boroughbridge) Parish Council - was consulted upon on the 14 May 2024.

Cllr. Tom Jones - was consulted upon on the 14 May 2024.

5. Assessment

Design

Is the design in keeping with the host property?	Y
Do materials match, or are they complimentary?	Y
Is the scale subservient and / or appropriate?	Y
Is the design in character with the local area?	Y
Does the proposal comply with the design guide?	Y
Is there sufficient parking?	Y

Amenity

Does the proposal overdevelop the site?	N
Any significant overlooking issues?	N
Any significant overshadowing/loss of light issues?	N
Any unacceptable sense of enclosure created?	N
Any significant change or intensification of use?	N

Surrounding Environment

Any impact on protected trees or high value trees?	N
Is there a highway safety issue?	N

Officer Assessment

The prefabricated unit as described in the Design and Access Statement is a valuable asset for accommodating students within the school. Its good physical condition ensures its continued functionality within the school premises. The unit's design is considered appropriate, blending well with the surrounding buildings, with its size not presenting any issues for the school or the surrounding community due to limited public visibility.

The proposal accords with National Policy and policies in the Local Development Plan. This includes Core Policy CP1 (Planning Positively), Core Policy CP3 (Achieving Sustainable Development), Core Policy CP13 (Promoting High Quality Design), Core Policy CP11 (Supporting Community, Cultural & Recreations Assets) and Core Policy CP7 (Promoting a Sustainable Economy).

In terms of National Policy, the most relevant paragraphs include Paragraph 11 (Achieving Sustainable Development), Paragraph 97 and 99 (Providing Healthy and Safe Communities), Paragraph 135 and 139 (Achieving Well Designed Places).

5. Recommendation

That planning permission be GRANTED subject to conditions listed below.

6. Conditions and Reasons

1. The permission hereby granted is valid only until 20 March 2030 and the building shall be removed from the site before that date with the ground reinstated to its condition prior to the development hereby authorised having taken place.

Reason: The building is constructed with temporary materials and the Local Planning Authority wish to review the position at the end of the stated period to ensure the building has been satisfactorily maintained, presents and acceptable appearance in the interests of the visual amenities of the area, and no firm plans exist for its permanent replacement.

2. The unit hereby authorised shall be maintained in a good state of repair for the duration of the planning permission.

Reason: To safeguard the character of the site in the interest of visual amenity.

Case Officer: Cameron Clarke Alonso

Date: 15/07/2024

