

## Planning Committee

A meeting of Planning Committee was held on Tuesday, 25th September, 2007.

**Present:** (Meeting) Cllr Roy Rix (Chairman), Cllr Hilary Aggio, Cllr Jim Beall, Cllr Phillip Broughton, Cllr Robert Gibson (vice Cllr Paul Kirton), Cllr Ross Patterson, Cllr Maurice Perry (vice Cllr Mrs Jennie Beaumont), Cllr Julia Roberts (vice Cllr Mrs Maureen Rigg), Cllr Fred Salt, Cllr William Woodhead (vice Cllr John Gardner)

(Site Visit) Cllr Roy Rix (Chairman), Cllr Hilary Aggio, Cllr Jim Beall, Cllr Phillip Broughton, Cllr Robert Gibson (vice Cllr Paul Kirton), Cllr Ross Patterson, Cllr Maurice Perry (vice Cllr Mrs Jennie Beaumont), Cllr Julia Roberts (vice Cllr Mrs Maureen Rigg), Cllr Fred Salt, Cllr William Woodhead (vice Cllr John Gardner)

**Officers:** (Meeting) B Jackson, C Straughan, G Archer, H Smith, M Robinson, R McGuckin, C Snowden, P Shovlin (DNS); S Johnson, J Butcher (LD)

(Site Visit) B Jackson, G Archer, R McGuckin, Peter Shovlin (DNS); Julie Butcher (LD)

**Also in attendance:** Applicants, agents and members of the public

**Apologies:** (Meeting) Cllr Mrs Jennie Beaumont, Cllr John Gardner, Cllr David Harrington, Cllr Paul Kirton Cllr Miss Tina Large, Cllr Mrs Maureen Rigg, Cllr Mick Stoker, Cllr Steve Walmsley

(Site Visit) Cllr Mrs Jennie Beaumont, Cllr John Gardner, Cllr David Harrington, Cllr Paul Kirton Cllr Miss Tina Large, Cllr Mrs Maureen Rigg, Cllr Mick Stoker, Cllr Steve Walmsley

### **P       Declarations of Interest** **66/07**

Councillor Rix declared a personal/non-prejudicial interest in the item entitled Land Forming Part of Town End farm, Kirklevington - Erection of education facilities with ancillary parking, supporting infrastructure, new access, landscaping and playing fields, due to being a member of the Ramblers Association.

Councillor Mrs Beaumont declared a personal prejudicial interest in the item entitled Land Forming Part of Town End farm, Kirklevington - Erection of education facilities with ancillary parking, supporting infrastructure, new access, landscaping and playing fields, due to being a resident and due to her son being the project architect.

### **P       07/2190/OUT** **67/07   Land Forming Part of Town End farm, Kirklevington** **Erection of education facilities with ancillary parking, supporting** **infrastructure, new access, landscaping and playing fields.**

Consideration was given to a report that sought outline planning permission for the construction and change of use of a new replacement school, including senior, preparatory, pre-preparatory and nursery facilities with ancillary parking, new access, supporting infrastructure, landscaping and playing fields for Yarm School. The appearance, scale and landscaping was to be reserved for a future submission. The site was located at the land forming part of Town End Farm in Kirklevington.

The application proposal was, therefore to establish the principle of the development. It was noted that in view of the scale of the proposal and the location of the development, an Environmental Statement (ES) had been submitted with the application. Also supporting the application was a Planning

Statement including Statement of Community Involvement, Design and Access Statement, Transport Assessment, Travel Plan Framework and a Site Sequential Study.

It was proposed that the development would be facilitated by the disposal of the existing school sites for residential development and a separate application would be submitted for residential development on the existing school sites.

The applicant had stated that Yarm School had operated from its current site for 20 years but had identified a requirement to relocate its operations to a purpose built education campus, responding to inefficiencies of operating 4 disparate sites with limited scope for expansion.

It was explained that to facilitate the relocation of Yarm School a capital receipt was required for the redevelopment of the existing Friarage and Grammar School Lane sites which would subsequently become surplus to requirements and available for development.

The application had generated a significant number of comments highlighting concerns over traffic as well impact on the open countryside. It had also secured a degree of local support following a public exhibition.

Members were presented with an update report that outlined that the Heads of Terms had been amended to include the provision of two crossing facilities on Green Lane in addition to one on the A67. Also a Bond to cover any minor highway mitigation works which may be required to offset any unanticipated changes to through traffic on Forest Lane to be demonstrated by origin and destination survey work on dates to be agreed over a five year period following the operation of the School. The update report also outlined that a further four letters of objection had been received along with formal objection from the Ward Councillor and also that a further seven letters of support had been received.

Members of the Committee considered that the proposal was unacceptable. Concerns were raised in relation to the effect the proposal would have on the wildlife corridor and traffic in the nearby villages. It was considered that the proposal would be contrary to the Regional Spatial Strategy and sub regional planning policies SUS2, ENV13 and ENV15 of the adopted Tees Valley Structure Plan.

The Headmaster of Yarm School was in attendance at the meeting and addressed the Committee.

A representative from Kirklevington and Castle Levington Parish Council was in attendance at the meeting and objected to the proposal. Six residents also spoke in objection to the proposal.

RESOLVED that planning application 07/2190/OUT be refused for the following reasons:-

1. In the opinion of the Local Planning Authority, the Proposed development would be contrary to the Regional Spatial Strategy which
  - concentrates the majority of new development in the Tees Valley conurbation particularly within the core areas and the main settlements

- Seeks to reduce the need to travel, particularly by private car, by focussing development in urban areas that have good access to public transport, and for cyclists and pedestrians,
- Promotes development that is sympathetic to its surroundings and protects strategic gaps to maintain the separate identity of settlements in the Tees Valley by preventing them from coalescing and by preventing urban sprawl

2. In the opinion of the Local Planning Authority the proposal would be contrary to Sub Regional Planning policies SUS2, ENV13 and ENV15, of the adopted Tees Valley Structure Plan (February 2004)

- Policy SUS2 which, through development control decisions:
  - gives preference to the development of brownfield sites and prevent the unnecessary use of greenfield sites
  - seeks to make the best use of existing infrastructure, services and amenities
  - encourages development in locations which minimise the need for travel and can be well served by public transport
  - protects and enhances the quality and character of the built and natural environment
- Policy ENV13 which seeks to strictly control new development beyond limits to development identified in local plans
- Policy ENV15 which states that outside the main built-up areas strategic gaps will be maintained between individual settlements to retain their physical identity. Specifically policy ENV15 identifies a strategic gap between Yarm and Kirklevington

Councillor Mrs Beaumont declared a personal prejudicial interest in the above item, due to being a resident and due to her son being the project architect, and left the room prior to the decision.