



## PLANNING COMMITTEE

Thursday 28 May 2015 at 6.00 pm

Council Chamber, Ryedale House, Malton

### Agenda

15 Late Observations

(Pages 2 - 14)

# Agenda Item 15

RYEDALE  
DISTRICT  
COUNCIL



Please Contact: Mrs Karen Hood  
Extension 386  
Email: karen.hood@ryedale.gov.uk

---

All Members of the Planning Committee  
Council Solicitor  
Head of Planning & Housing  
Managing Development Team Leader

Ref: Agendas/Planning/2015/2016

22 May 2015

Dear Councillor

**Meeting of the Planning Committee - 28 May 2015**

With reference to the above meeting I enclose for your attention the late observations received since despatch of the agenda.

Yours sincerely



Mrs Karen Hood  
Managing Development Team Leader

Enc

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SCHEDULE OF WORKS



Station Farm Offices  
Wanston Road  
Nafferton  
Driffield  
East, Yorkshire  
YO25 8NU

T : 01377 253363  
E : mail@ianpick.co.uk  
W : www.ianpickassociates.co.uk

CLIENT  
J P Mason and Son  
East Farm  
Langton  
Malton  
YO17 9QJ

JOB TITLE  
Proposed Grain Store

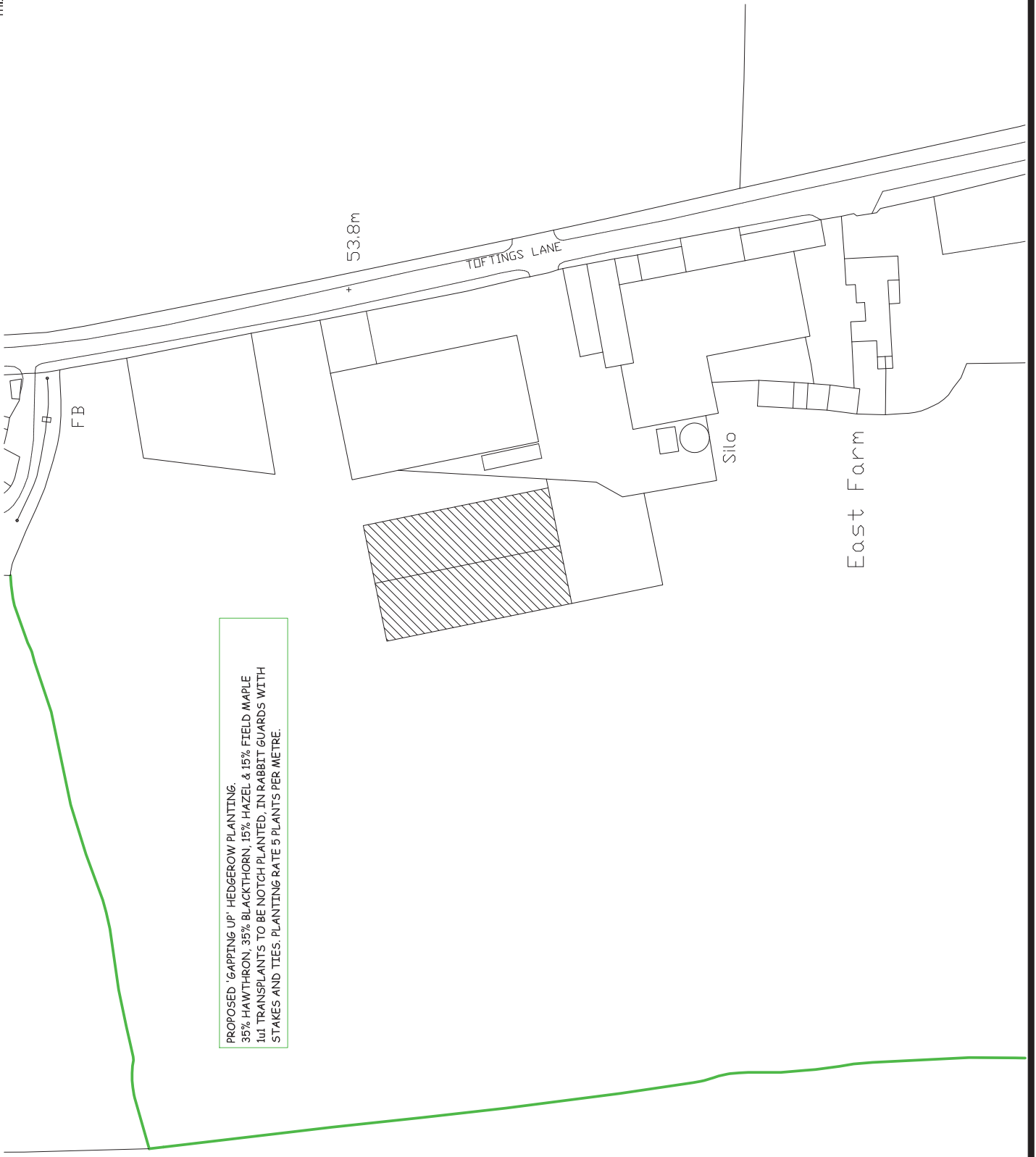
DWG. TITLE  
Landscape Plan A1

SCALE  
1=500

DRW SH  
DWG. NUMBER  
IP/JPM/07

DATE  
May 15

REV  
-



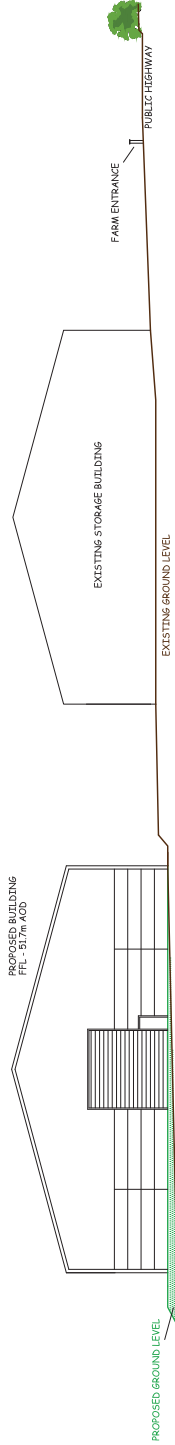
PROPOSED 'GAPPING UP' HEDGEROW PLANTING:  
35% HAWTHORN, 35% BLACKTHORN, 15% HAZEL & 15% FIELD MAPLE  
ALL TRANSPLANTS TO BE NOTCH PLANTED, IN RABBIT GUARDS WITH  
STAKES AND TIES. PLANTING RATE 5 PLANTS PER METRE.

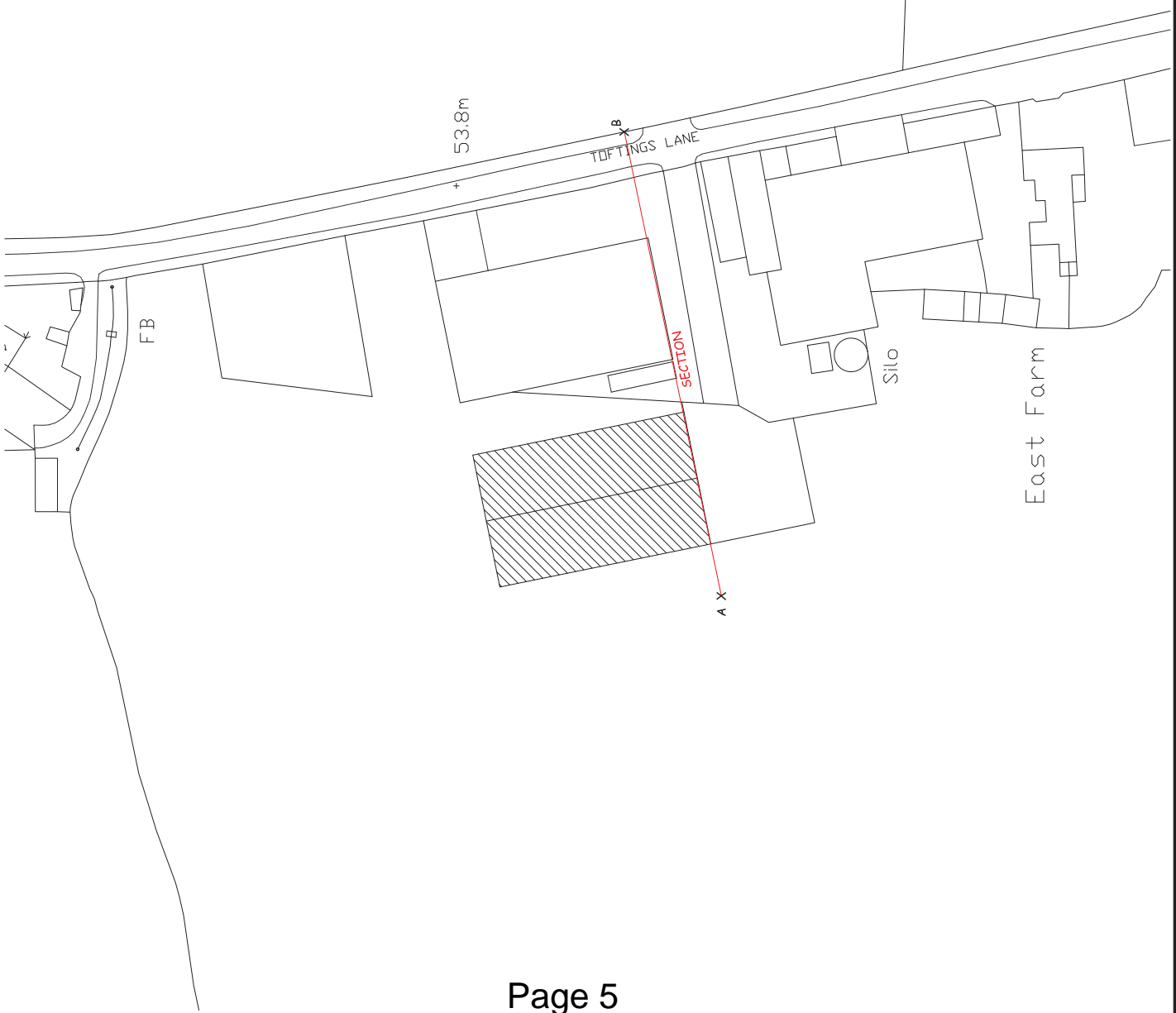


Station Farm Offices  
Wansford Road  
Naferton  
Driffield  
East Yorkshire  
YO25 8NU  
T : 01377 253363  
E : mail@ianpick.co.uk  
W : www.ianpickassociates.co.uk

CLIENT  
J P Mason and Son  
East Farm  
Langton  
Malton  
YO17 9QJ  
JOB TITLE  
Proposed Grain Store  
DWG. TITLE  
Section A1

SCALE 1=200  
DRW SH  
DWG. NUMBER  
IP/JPM/05  
DATE May 15  
REV -





**IAN PICK ASSOCIATES LTD**  
Specialist Agricultural & Rural Planning Consultants

Station Farm Offices  
Wansford Road  
Nafferton  
Driffield  
East, Yorkshire  
YO25 8NU

T : 01377 253363  
E : mail@ianpick.co.uk  
W : www.ianpickassociates.co.uk

CLIENT  
J P Mason and Son  
East Farm  
Langton  
Malton  
YO17 9QJ

JOB TITLE  
Proposed Grain Store

DWG. TITLE  
Section Plan A1

SCALE 1=500  
DRW SH

DWG. NUMBER  
IP/JPM/06

DATE May 15  
REV -



---

**PART A: MATTERS DEALT WITH UNDER DELEGATED POWERS**

**REPORT TO: PLANNING COMMITTEE**

**DATE: 28 MAY 2015**

**REPORT OF THE: HEAD OF PLANNING AND HOUSING  
GARY HOUSDEN**

**TITLE OF REPORT: NORTH YORKSHIRE COUNTY COUNCIL CONSULTATION:  
NORTON COUNTY PRIMARY SCHOOL - STATUTORY  
PROPOSAL FOR SCHOOL EXPANSION ONTO AN  
ADDITIONAL SITE**

**WARDS AFFECTED: NORTON EAST AND NORTON WEST**

---

## **EXECUTIVE SUMMARY**

### **1.0 PURPOSE OF REPORT**

1.1 North Yorkshire County Council is currently consulting on a proposal to increase the number of primary school places at Norton. The District Council is a consultee in this process and it is appropriate that the Council provides a response to the formal consultation.

### **2.0 RECOMMENDATION(S)**

2.1 It is recommended that:

- (i) The proposed response at paragraphs 6.10 and 6.11 of this report is agreed as this Council's response to the consultation.

### **3.0 REASON FOR RECOMMENDATION**

3.1 The proposal directly relates to service provision in Ryedale and as such it is appropriate that the District Council provides a formal response.

### **4.0 SIGNIFICANT RISKS**

4.1 There are no significant risks associated with this report.

### **5.0 POLICY CONTEXT AND CONSULTATION**

5.1 NYCC is required by law to consult on proposals relating to additional school places. The current statutory consultation follows informal options consultation with

stakeholders, which NYCC undertook in January and February 2015.

## REPORT

### 6.0 REPORT DETAILS

- 6.1 Members may be aware that NYCC has a statutory duty to ensure a sufficiency of school places. In order to meet the need for new school places in Norton, the County Council is proposing to expand Norton County Primary School onto an additional site - the site of Brooklyn House on Langton Road which is owned by NYCC.
- 6.2 A copy of the full proposal document is Appendix 1 to this report. It outlines the rationale for the proposal together with the proposed governance and management arrangements. Essentially the proposal is to provide purpose built accommodation for the nursery, reception and Year 1 classes at the (new) Langton Road site, with other year groups remaining at the main site on Grove Street.
- 6.3 The proposal will allow for necessary additional capacity to be provided for the September 2017 intake. It is understood that based on NYCC's current forecasts that this will provide sufficient capacity to demand for school places arising from background population growth and anticipated levels of new development in Malton to the end of the current Development Plan period (2027) although this situation could change into the future.
- 6.4 In order to ensure a sufficiency of school places for the September 2017 intake, the NYCC Executive has been advised that it will need to confirm how it intends to address this at the July 2015 meeting of the Executive.
- 6.5 Members may be aware that as part of the Development Plan (Sites Document) process, the developers who are promoting circa 26 ha of land off Beverley Road/Norton Lodge, have confirmed that they would make land available to facilitate the building of a new additional primary school at this part of Norton.
- 6.6 It is understood that a number of local stakeholders including the Town Council and that some local ward members consider that this would present the most favourable option for the Town. It would enable a new school to be built at the side of the town which is experiencing new housing growth and which has the potential for further expansion into the future.
- 6.7 NYCC were made aware of these views through the initial informal consultation which they undertook at the beginning of the year and in response, the Executive requested that its officers, in parallel with the formal consultation and in drawing up the planning application for the 'Brooklyn' site:
- “explore with the District Council and the developer the potential timescales and terms around the acquisition of an alternative school site to allow a consideration of these issues at the point of determination of the proposal in July”
- 6.8 To assist this process, RDC officers co-ordinated a meeting for NYCC and the developer of the Beverley Road/Scarborough Road site in early May, in order that these issues could be discussed. Whilst the developer remains keen to make land available for educational provision, the meeting did highlight that it was highly unlikely that timescales could be aligned in a way which would give NYCC the certainty that it

could ensure a sufficiency of places for the September 2017 deadline. It should be noted that the developer remains committed to making land available for educational provision which would be needed to meet any increased demand for additional school places in the longer term.

- 6.9 Against this background, a proposed response to the consultation is outlined below :
- 6.10 *“RDC welcomes the fact that NYCC recognise the need to address primary school capacity for the children and families of Norton. However, the District Council does not consider that the proposal option represents the most appropriate option for the Town and that it will present practical difficulties for families and children, particularly as the Town grows. The District Council is aware that opportunities exist to secure an additional school for Norton on the eastern side of town which would be well placed to provide for the demand arising from existing development sites and which would align well with opportunities for the future expansion of the Town. It considers that this would represent a more sustainable option for the town in the longer term.*
- 6.11 *The District Council does however, appreciate that NYCC has a statutory responsibility to ensure sufficient school places and that there is limited time available to ensure this can be achieved. To this end it is unfortunate that the timescales are such that alternative options are considered by NYCC to be unrealistic. Nevertheless, the District Council will continue to work with the developers with an interest at land to the east of the Town as well as Norton Town Council to ensure that any further release of development land is achieved in such a way as to support the provision of an additional school for the town in the longer term. The District Council will aim to secure CIL contributions to achieve this end”.*
- 6.12 A summary of the views of some of the local ward members to the ‘Brooklyn’ proposal is included at Appendix 2 to this report.

## **7.0 IMPLICATIONS**

- 7.1 The following implications have been identified:
- a) Financial  
No direct financial implications for the District Council. Developer contributions and monies raised through the Community Infrastructure Levy will be used to support the delivery of the ‘Brooklyn’ proposal and any further necessary provision in the longer term.
  - b) Legal  
Not directly applicable to RDC
  - c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental, Crime & Disorder)  
Any reconfigured service will need to be taken into account as RDC as Local Planning Authority identifies future development sites.

## **8.0 NEXT STEPS**

- 8.1 NYCC will confirm whether it will progress its proposal for the expansion of the school at the meeting of its Executive on 7 July 2015.

**Gary Housden**



## Head of Planning and Housing

**Author:** Jill Thompson, Forward Planning Manager  
**Telephone No:** 01653 600666 ext: 327  
**E-Mail Address:** [jill.thompson@ryedale.gov.uk](mailto:jill.thompson@ryedale.gov.uk)

**Background Papers:**  
NYCC. Norton Community Primary School. Full Proposal Document

**Background Papers are available for inspection at:**  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

# **Norton Community Primary School**

## **Statutory proposal for school expansion onto an additional site**

### **Full Proposal Document**

#### **Name and contact details of the Local Authority or governing body publishing the proposal**

North Yorkshire County Council, County Hall, Northallerton, North Yorkshire, DL7 8AE.  
(NYCC)

#### **Name, address and category of the school proposed for expansion**

Norton Community Primary School, Grove Street, Norton, Malton, North Yorkshire, YO17 9BG.

#### **Address of the proposed additional site**

Brooklyn House, 68 Langton Road, Norton, Malton , North Yorkshire, YO17 9AE.

#### **The reasons for expansion**

Norton CP School serves a catchment area which wholly encompasses Norton town for children aged 3 to 11 years. It also provides a small base for the Children's Centre serving this part of Ryedale. The current net capacity of the school is 525 and the current admission number is 75.

The numbers on roll (excluding nursery) at Norton C. P. School have increased in recent years as follows:

2010 – 375  
2011 – 391  
2012 – 430  
2013 – 451  
2014 – 496

The school and NYCC have worked together to increase capacity by around 90 places through a combination of new extensions and internal remodelling, and have completed a number of projects since 2011. The site at Grove Street is restrictive however and it is clear that further extensions would not be feasible. Relocating the Children's Centre accommodation would not create a space large enough to provide significant additional pupil places.

The projected increase in future School roll is as follows:

2015 – 521  
2016 – 562  
2017 – 594  
2018 – 629  
2019 – 650

Some internal remodelling is possible which should manage the situation through to the 2016/17 academic year. However all expectations are that there will be insufficient capacity from 1 September 2017 and new provision will need to be available from this date.

### **The rationale for this approach and this particular site**

The Langton Road site is owned by NYCC, is of suitable size and provides the best opportunity to achieve the requirement of having additional places available by September 2017. The proposed site is close to the Grove Street site and central to the existing community.

The standards at Norton Community Primary School are considered good. The most recent Ofsted inspection of the school was undertaken in January 2012 with the following outcomes:

Overall effectiveness – Good  
Achievement of pupils – Good  
Quality of teaching – Good  
Behaviour and safety of pupils – Good  
Leadership and management – Good

The School leadership support the proposal and have a clear vision of how a satellite arrangement could work effectively across the two sites.

An informal stakeholder consultation was held between 9 January and 27 February 2015. There were 54 responses to the consultation. The results show that 88% of respondents agreed with the proposal to expand Norton Community Primary School on the Brooklyn House site. 39 of the respondents identified themselves as a parent of a child attending Norton Community Primary School. Of these 36 supported the proposal (92%) with 3 against.

### **How the new site will be used**

Purpose built accommodation for the Nursery class, Reception class and Year 1 would be established at Langton Road. Education for year groups 2 to 6 would remain on the existing main site at Grove Street. Although years 1 and 2 would be accommodated on separate sites they would continue to be taught fully in line with their appropriate key stage 1 curriculum.

Both sites could operate effectively with a 3 form entry in 2017/18 whilst retaining the option to move to a 4 form arrangement on each site should the future need arise.

The additional site would enable Norton Community Primary School to better meet the needs of the younger children because the site would be developed with their safety and education at the forefront. Play and outdoor learning are very important in the early years and this often needs to be a focus for the first 4 months of Y1 too.

### **What will the admission arrangements be?**

Admission arrangements will not be altered. Places will continue to be allocated in accordance with the North Yorkshire County Council Admissions Policy for Community and Voluntary Controlled Schools. There will be no variation to the School's catchment area and distance measurements (where required) will be based on the nearest school entrance to the child's home address.

### **Will there be movement of pupils between sites?**

Year 1 pupils may move between the two sites to maintain their identity with KS1 (Year 2s) and the whole school. Special Assemblies will be held weekly for the whole school, and a celebration one on the main site once a week to share good work. Special assemblies, workshops, celebrations etc will also be conducted on the main site. It is vital that all children feel part of the school regardless of which site they normally attend.

### **How will whole school activities be managed?**

In common with many large schools Norton CP School already manage whole school, indoor, activities over split sessions. There is no single room big enough to hold all the children at once (nor even KS1 and 2 together). This will continue to happen with Y1 or Y2 visiting the other site for the whole school activities as appropriate. Outside activities, sports days etc, are also held with 2 year groups at a time to be able to manage the numbers of parents that attend and the time it takes to complete events.

### **Will staff be employed on contracts to work on both sites? How frequently will they do so?**

The School believe that most teachers should be able to teach across the whole primary phase. This would continue. They cover PPA and management (or sickness) with internal staff and these would regularly visit both sites. The Headteacher would work across both sites daily, however each site would have a designated Deputy to manage the building in the absence of the Headteacher. Staff move round each year and would be contracted to work on both sites as directed by the Headteacher.

### **What governance, leadership and management arrangements will be put in place to oversee the new site (e.g. will the new site be governed by the same governing body and the same school leadership team)?**

Norton CP School will continue to have one Governing Body to oversee the School. One Headteacher will have responsibility for the whole school. Within the single leadership team there would be one Deputy on each site and phase leaders for every 2 year groups. KS1 leader would be responsible for Y1 and Y2 so that transition and wholes school ethos is maintained as it is now.

### **How will facilities across the two sites be used (e.g. sharing of the facilities and resources available at the two sites, such as playing fields)?**

Daily resources will be available on both sites so that teaching is effective. Rare resources or specialist resources will be maintained in the appropriate building and then moved according to need. Early years and Y1 will access playing areas on the new site whilst Y2 – Y6 will access playing areas on the current site. Year 1 will be able to access the library on the old site as appropriate, also the After School Club and or Breakfast Club.

The main site may need to prepare the meals to be cooked on the new site.

### **Is the new site in an area that is easily accessible to the community that the current school serves?**

The proposed new site at Langton Road is 0.3 miles and approximately 5 minutes' walk from the existing school. Both sites are central to Norton town and central to the School's catchment area.

## **Objectives**

The proposed expansion is designed to ensure sufficiency of school places in the local area in accordance with the Local Authority's duty under section 14 of the Education Act 1996. The expansion is expected to ensure that the School can continue to accommodate all pupils who reside in the School's catchment area and require a place at the School.

## **Effect on other schools, academies and educational institutions within the area**

No impact on any other local schools, academies or educational institutions is anticipated. Approximately 93% of the pupils who attend Norton Community Primary School live within the School's catchment area.

## **Project funding and costs**

An indicative £4.5m budget was approved by the NYCC Executive in September 2014 using the Authority's Basic Need capital allocation. In addition the County Council has a policy of trying to secure developer contributions for educational provision arising from housing. There is an agreement already in place for a developer contribution of £118,000 towards additional places. Further contributions will be sought in respect of any additional new housing developments with an impact on primary school places..

## **Implementation**

Subject to approval of both the School Organisation proposal and a planning application for the additional site then the construction project is expected to be completed during 2017 and the increased Published Admission Number of 90 would be effective from September 2017.

## **Procedure for making representations (objections and comments)**

Within four weeks from the date of publication of this proposal, any person may object to or make comments on the proposal by sending them to Strategic Planning, Children and Young People's Service, North Yorkshire County Council, County Hall, Northallerton, DL7 8AE by 5pm on 11 June 2015

## Appendix 2

Summary of comments made by local ward members.

- along with members of Norton TC, I would like to see the proposal for an alternative site to Brooklyn House on the planned new development on Beverley Road, Norton, explored by the county council as a matter of urgency
- the comment has been made that timescales and the demand for increased capacity of school places by 2017 would make this alternative site difficult to deliver. However an agreement could be reached with the developer to 'front load' the delivery of the site to enable the school to be built at the start of the development
- further comments regarding costs already invested in the Brooklyn site and officer time spent on the project are valid, but in response perhaps if NYCC had consulted the town council at an earlier stage in its planning for further school places in Norton members could have made them aware of alternative sites for a new school development
- an advantage of developing a new school on the Beverley Road site is that much of the new development taking place in Norton is to the east of the town.
- Norton College has expressed an interest in working with the county council on the development of the Beverley Road site, which would bring benefits to both schools
- with regard to the Brooklyn site - this is limited in size and the proposed school will outgrow the site within a few years
- the movement of children between sites is problematic and poses risks to their safety crossing a busy road
- the Brooklyn site will also increase traffic congestion on Langton Road which is already very busy especially at peak times
- the Brooklyn proposal seems like a short-term solution to the need for increased capacity in school places in Norton.
- The suggested alternative site on the Beverley Road housing development would offer a far better long term solution for local people in a community where the population is set to grow significantly over the next few years.
- Urge NYCC to look favourably on the Beverley Road site as a better option.