

**Planning Regulatory Committee  
Minutes of the Extraordinary Meeting Held on  
Friday 21 February 2020  
at 11am in the Edwards Room, County Hall**

**Present:**

Cllr Colin Foulger (Chairman)  
Cllr Brian Long (Vice Chairman)

Cllr S Askew  
Cllr Roy Brame  
Cllr Mick Castle  
Cllr Danny Douglas

Cllr William Richmond  
Cllr Mike Sands  
Cllr Martin Storey  
Cllr Tony White

**Substitute Members Present**

Cllr Bev Spratt for Cllr Brian Iles

**Officers Present**

Nick Johnson  
Jane Linley  
Neil Campbell  
Jon Hanner

Head of Planning  
Team Lead (Planning & Environment), nplaw  
Principal Planner  
Engineer (Highways Development Management)

**Also Present**

Cllr Alistair Beales  
Isabel Horner  
Rachael Greenhalgh  
Keith Bates  
Cllr Graham Middleton

Gayton Parish Council  
Children's Services  
Headteacher, Gayton School  
Headteacher, Alderman Swindell School  
Member for Gayton and Nar Valley

**1 Apologies and Substitutions**

- 1.1 Apologies were received from Cllr Iles (Cllr Bev Spratt substituting) and Cllr Seward

**2 Declarations of Interest**

- 2.1 None declared

**3 Urgent Business**

- 3.1 There was no urgent business.

## **Applications referred to the Committee for determination.**

### **4 FUL/2019/0053 – Land adjacent to West Hall Farm, Springvale, Gayton, Norfolk, PE32 1QZ**

- 4.1.1 The Committee received the report setting out the application for change of use of agricultural land to school and nursery use and the erection of a 210-pupil primary school and 56 place nursery, access, associated car parking, playing fields and landscaping to provide a new Primary School to replace the existing Gayton Church of England Primary School.
- 4.2.1 The Head of Planning introduced the report and gave a presentation to the Committee. The proposal, despite being outside the development boundary, accorded with the development plan. Planning officers recommended that the application be approved
- 4.2.2 The Committee asked questions on the presentation:
- The Engineer (Highways Development Management) confirmed that coaches would not be allowed onto the proposed site however the turning head had been designed to accommodate coaches on occasions where this was required; it was proposed to put keep-clear markings on the turning head
  - It was confirmed that the main catchment area for the existing school was Gayton village and the surrounding area. Most children who attended were in walking or cycling distance, therefore there was no regular transport contract to Gayton school
  - Upcoming housing developments were queried; the Head of Planning confirmed that there were housing developments on the Local Plan. It was possible to include an access to the south of the proposed site if required.
  - The Engineer (Highways Development Management) confirmed that it was proposed there would be a Traffic Regulation Order for the school keep clear and double yellow lines so they could be enforced.
  - A flat roof had been proposed for the school hall to reduce the impact on the surrounding area; there were specifications in place to ensure longevity of the roof and it would be built to national standards
  - A Member queried the possibility of developing footpath access to the site from more parts of the village to encourage children to walk or cycle to school
- 4.3.1 The Head teacher of Gayton Primary School, Mrs Greenhalgh, spoke to the Committee:
- Mrs Greenhalgh gave background to Gayton School, including the current building, good teaching quality, environment and ethos
  - There had been plans since 2012 for a new school; there were now over 140 pupils at the existing school which was designed for 60 pupils. To accommodate the extra students there were temporary buildings on the site
  - Mrs Greenhalgh spoke about the benefits that the proposed new school would have for the school, the children and the teachers. The playground was not big enough on the current site resulting in a muddy playing field and the hall at the existing site was not big enough to invite parents in for celebrations. A bigger, purpose-built school would provide better facilities, including toilets for each key

stage; at that time, toilets were shared between children from ages 4-11.

4.3.2 The Committee asked questions of the Headteacher:

- Members queried the 210-pupil figure on the proposed site. Mrs Greenhalgh confirmed that the figure of 210 children had been calculated by the Local Education Authority by looking at projected housing growth in the village and developments in progress
- Members asked for more detail on the school's travel plan; Mrs Greenhalgh reported that the proposed site would provide the opportunity for a more proactive travel plan. The current school site was in an area where it was difficult to cross the road and walk to and from school due to the entrance being on a junction and the road leading to the school having narrow or no pavement. She reported that the school would actively encourage walking, cycling and scootering
- Mrs Greenhalgh reported that the turning head would be staffed to ensure proper use.

4.4.1 Cllr Beales spoke to the Committee on behalf of Gayton Parish Council:

- Gayton Parish Council discussed the application at its meeting of 8 January 2020 and were in support of the application but with some concerns raised at the meeting
- The Parish Council hoped that Norfolk County Council would ensure construction traffic was managed properly during the build
- The single access was queried, and why an in/out access had not been proposed
- There were concerns that the turning circle could result in traffic congestion
- It had been noted coaches could not enter and park and this had been raised as a potential issue of safety for children embarking and disembarking
- Carparking congestion outside of the school at pick up and drop off time and during large school event was a concern raised; a walking bus and onsite parking for events was suggested as mitigation
- A large amount of green space would be lost during the proposed construction and the Parish Council hoped that landscaping would be provided for example a forest schools area, and suggested that the area to the north of the site owned by Norfolk County Council could be given to the village in mitigation
- The Parish Council asked for consideration to be given to lowering the speed limit around the Winch Road and Springvale junction during school areas
- To encourage walking and cycling to school, the Parish Council hoped that the footpath would be upgraded and maintained and the surface piece of carrstone at the entrance to Vicarage Lane would be relocated and maintained
- Overall, the Parish Council were in support of the application, acknowledging that this was the best of the sites considered for the school and all consultees were supportive. Cllr Beales noted the existing school was not big enough for the number of children and there were temporary classrooms on site to accommodate the students. The proposed site would have educational advantages and improved facilities for the children and the community.

4.4.2 The Committee asked questions of Cllr Beales:

- In response to a query about footpath access, Cllr Beales confirmed that an agreed housing development in the village would include extra footpath provision

included which could potentially be used to access the school.

- The Vice-Chairman noted the concerns raised by the Parish Council.

4.5 Isabel Horner spoke on behalf of the applicant, Children's Services:

- Calculations showed that there was a need for the additional school places in the village through looking at potential population growth based on proposed and approved plans for housing developments in the village and surrounding area
- There had been work with the highways authority to ensure appropriate footpath access for the site
- In and out access to the proposed site had been investigated however the 'out' relied on a third-party agreement and this was found to be not possible.

4.6 Cllr Graham Middleton, Local member for Gayton and Nar Valley, spoke to the Committee:

- The village understood the need for the new school and a number of sites had been looked at. This site although outside the development boundary, was in the heart of the village and allowed for better pedestrian access than the current school site
- Cllr Middleton noted the quality teaching provided by staff and positive outcomes at the school, but that the proposed site would allow outcomes to be improved further.

4.7.1 The Committee moved to debate on the application:

4.7.2 The Team Lead (Planning & Environment), nplaw drew to the attention of the Committee the amended and additional conditions, which had been previously circulated to the Committee, as set out below;

4.7.3 Amended condition 13.2: The development must be carried out in strict accordance with the application form and the following plans and documents:

- Drawing No. NPS-00-00-DR-A-(00)-001 Rev P1 - Site Location Plan dated 14th November 2019;
- Drawing No. NPS-DR-A-002 Rev P2 - Existing Site Plan dated 12th February 2020;
- Drawing No. NPS-DR-A-003 Rev P2 - Proposed Site Plan dated 12th February 2019;
- Drawing No. NPS-00-00-DR-A-(00)-004 Rev P2 - Construction Site Traffic Management Plan dated 19th February 2020;
- Drawing No. NPS-DR-A-031 Rev P1 - Proposed GA Floor Plan 1-100 dated 25th October 2019;
- Drawing No. 033 Rev P1 - East & West Elevations dated 24th June 2019;
- Drawing No. 034 Rev P1 - North & South Elevations dated 24th June 2019;
- Drawing No. NPS-DR-A-035 Rev P1 - GA Roof Plan 1-100 dated 25th October 2019;
- Drawing No. NPS-DR-A-(00)-041 Rev P1 - Nursery Block Proposed GA Floor Plan dated 25th October 2019;
- Drawing No. NPS-DR-A-(00)-044 Rev P1 - Proposed GA Nursery Roof Plan dated 25th October 2019;
- Drawing No. NPS-DR-A-100 Rev P1 - Cross Sections A-A & B-B 1-50 Section A

- and B dated 25th October 2019;
- Drawing No. NPS-DR-A-101 Rev P1 - Cross Sections C-C & D-D 1-50 Section C and D dated 25th October 2019;
  - Drawing No. NPS-DR-A-102 Rev P1 - Longitudinal Section E-E 1-50 Section E dated 25th October 2019;
  - Drawing No. NPS-DR-A-103 Rev P1 - Longitudinal Section F-F 1-50 Section F dated 25th October 2019;
  - Drawing No. NPS-DR-A-104 Rev P1 - Longitudinal Section F-F 1-50 Section G dated 25th October 2019;
  - Drawing No. NPS-DR-A-(00)-110 Rev P1 - Nursery Block Proposed GA Sections Section A-A Section B-B dated 25th October 2019;
  - Drawing No. NPS-DR-A-(00)-111 Rev P1 - Nursery Block Proposed GA Sections Section C-C Section D-D dated 25th October 2019;
  - Drawing No. NPS-DR-A-130 Rev P2 - Proposed Elevations 1-100 Elevations dated 21st November 2019;
  - Drawing No. NPS-DR-C-(00)-201 Rev P6 - Highway Access dated 10th February 2020;
  - Drawing No. NPS-DR-C-(00)-600 Rev P6 - Drainage Strategy dated 19th February 2020;
  - Drawing No. NPS-DR-E-(60)-005 Rev P2 - External Lighting Plan dated 19th February 2020;
  - Drawing No. HBS-DR-L-800 Rev P5 - Proposed Landscape General Arrangement dated 12th February 2020;
  - Drawing No. VES - 1704 - After Clearance Survey dated October 2019;
  - Drawing No. NPS-DR-M-(50)-001 Rev P4 - Proposed School and Nursery Site Plan Mechanical Services dated 19th February 2020;
  - Drawing No. EDS 07-3102.01 Version A, Unit or Padmount Substation in GRP Enclosure dated 9th August 2017;
  - Drawing No. EDS 07-3102.RE Version A, Typical Earth Ring Arrangements for Secondary Substations dated 9th August 2017;
  - Drawing No. EDS 07-3102.GP Small Power & Lighting Arrangement for Single Transformer Substation dated 9th August 2017;
  - Gayton - Land adj. West Hall Farm, Springvale, Planning Statement, Statement in support of full planning application for a replacement one form entry Primary School, 52-place nursery and associated works, NPS Group, dated November 2019 (V4);
  - West Hall Farm, Gayton: 1FE Primary School, Design and Access Statement, (RIBA Stage 3), New 1FE (210 Roll) Primary School and Nursery, West Hall Farm, Gayton, for Norfolk County Council Children's Services, NPS Group, Revision: P3, dated 19th February 2020;
  - Gayton - Land adj. West Hall Farm, Springvale, Transport Statement, Transport Statement in support of full planning application for a replacement one-form entry Primary School, 52-place nursery and associated works, NPS Group, updated February 2020 (V6);
  - Construction Consideration Statement, Project: - 19 - 1 - 1044 – Gayton Primary School, Gayton, Norfolk, Project Proposal: New 210 pupil place primary school and 56 place nursery building, with associated car parking and landscaping, NPS Group, dated 15th January 2020 (Revision: P3);

- Gayton New Primary School & Nursery for Norfolk County Council, Sustainability Statement, NPS Group, dated 26th June 2019 (Version 3.0);
- Gayton West Hall Farm New School, Gayton, Flood Risk Assessment and Drainage Strategy on behalf of Norfolk County Council Children's Services, Report 19-1-1044/FRA Rev B, NPS Group, dated November 2019;
- Gayton New Primary School, Proposed New Primary School and Nursery Block for Norfolk County Council, Ventilation and Noise Assessment, NPS Group, dated 26th June 2019 (Version 2.0);
- Gayton West Hall Farm, Gayton Preliminary Land Contamination and Geotechnical Risk Assessment, on behalf of NPS Property Consultants, Report 23-24-19-1-1015/DSR1, Hamson, Barron Smith, dated October 2018;
- Gayton West Hall Farm New Primary School, Electrical Services Planning Assessment, Lighting Assessment, NPS Group, dated 8th November 2019;
- Ecological Report, West Hall Farm, Gayton, Norfolk, Norfolk Wildlife Services, Final Version Updated, dated 4th November 2019;
- Letter dated 21st March 2019 Ref. 2018.134.2 from Norfolk Wildlife Services to NPS Property Consultants, headed RE: Aerial Bat Scoping Survey - Gayton West Hall Farm;
- Tree Survey and Report, BS5837:2012: West Hall Farm, Gayton, Norfolk Wildlife Services, (update) dated 4th November 2019;
- Tree Survey and Report, BS5837:2012 - Arboricultural Method Statement and Tree Protection Plan for West Hall Farm, Gayton, Norfolk Wildlife Services, (updated) dated November 2019;
- Land at West Hall Farm, Vicarage Lane, Gayton, Norfolk, Archaeological Desk-based Assessment, NPS Archaeology, NPS Group, dated November 2018;
- Westhall Farm, Gayton, Norfolk, Archaeological Pre-Application Evaluation by Trial-Trenching Report, Oxford Archaeology, Version 1, No: 2396, dated December 2019;
- West Hall Farm, Gayton, Norfolk, Earthwork Survey Report, Oxford Archaeology, Ref. OAE Report, Version 1, No: 2326, dated October 2019.

Reason: For the avoidance of doubt and in the interests of proper planning

- 4.7.4 Amended condition 13.18: The development hereby permitted shall not be occupied until the drainage works have been carried out in accordance with the approved Flood Risk Assessment and Drainage Strategy (Report 19-1-1044/FRA Rev B, NPS Group, dated November 2019) and shall thereafter be managed and maintained in accordance with the approved Flood Risk Assessment and Drainage Strategy for the lifetime of the development.

Reason: To prevent any increased risk of flooding in accordance with the King's Lynn & West Norfolk Borough Council Local Development Framework - Core Strategy (Adopted Version July 2011), Policy CS08 and Chapter 14 of the NPPF (2019).

- 4.7.5 Additional condition 13.31: Within 12 months of first occupation of the development hereby permitted, the applicant shall instruct the Highway Authority to undertake a Traffic Management review within the vicinity of the site to identify if any further reasonable measures (including waiting restrictions and verge protection) are

required to manage traffic associated with the development. Any such measure(s) identified shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority, in consultation with the Highway Authority.

Reason: In the interests of highway safety and amenity, in accordance with the King's Lynn & West Norfolk Borough Council Local Development Framework - Core Strategy (Adopted Version July 2011), Policy CS11, the King's Lynn and West Norfolk Borough Council Site Allocations and Development Management Policies Plan (Adopted September 2016), Policy DM15 and Chapter 9 of the NPPF (2019).

- 4.7.6 A Member of the Committee asked if resurfacing of Vicarage Lane footpath could be added as a condition; the Chairman stated that highways improvements could not be included as a condition.
- 4.8 The Committee **RESOLVED** that the Executive Director of Community and Environmental Services be authorised to:
- I. Grant planning permission subject to the conditions outlined in section 13 of the officers' report and the amended and additional conditions circulated to Committee members and set out in the paragraphs 4.7.3 to 4.7.5 of the minutes.
  - II. Discharge conditions where those detailed require the submission and implementation of a scheme, or further details, either before development commences, or within a specified date of planning permission being granted.
  - III. Delegate powers to officers to deal with any non-material amendments to the application that may be submitted.
- 4.9 The Committee took a break from 11.55 until 12:00
- 5. FUL/2019/0047 Alderman Swindell Primary School, Beresford Road, Great Yarmouth, Norfolk NR30 4AB**
- 5.1 The Committee received the report setting out the application for partial demolition of existing school buildings and the provision and operation of a 96 place Social, Emotional, & Mental Health (SEMH) Special Educational Needs (SEN) School providing Primary and Secondary age range educational provision (for pupils up to year 11), including three residential dormitory blocks (to accommodate up to 36 pupils educated at the school during term time weekdays only), external areas (including grass sports pitch, enclosed hard PE games area, hard and soft informal and social areas), plus new accesses to new staff car park, secure on-site pupil drop off and collection with one way in / out vehicle movements, and 2.4 – 3.0 metre fencing.
- 5.2.1 The Principal Planner introduced the report and gave a presentation to the Committee. There would be space for 25 taxis to drop off and pick up at the same time; no objections had been received from the Highways Agency. The school had agreed to stagger drop off and pick up time to reduce highway obstructions.
- 5.2.2 It was confirmed that the nearest bus stops were on Beatty Road to the east of the site and on the A149.

- 5.3.1 Keith Bates, Head Teacher of Eaton Hall Special Academy, and Don Edmunds, the Chief Executive of the Boudicca Schools Trust, spoke to the Committee:
- The Boudicca Schools Trust had won the bid to run the school, and planned to run the proposed school in a similar model to the Eaton Hall school, which was also a residential school for boys with social and emotional health needs
  - At present, pupils from Great Yarmouth with such needs were required to travel to Norwich to the Eaton Hall school, which could be a pressure on pupils
  - The Boudicca Trust planned to engage with and involve the local community during construction and development of the school.
- 5.3.2 The Committee asked questions of Mr Bates and Mr Edmunds
- Mr Bates confirmed that the proposed school at the Alderman Swindell site would be a boys only school for children with identified social, emotional and mental health needs, many of which would be referred from a mainstream school
  - The children would primarily be from the Great Yarmouth Borough area, however children from further afield would be accepted if they were waiting for a space and there was a space available; at the time of the meeting the closest school for these children was Eaton Hall School
  - Intake of children into the School was queried; Mr Bates clarified that there was a growth plan in place for the school, which would consist of taking 50 children in the first year and the remainder in the second year. The intake of children would be phased across the year.
- 5.3.3 Isabel Horner spoke on behalf of the applicant, Children's Services:
- The planned opening date, if approved, was September 2021
  - She was confident in the ability of the trust to work with local residents as the Eaton School was also based in a residential area therefore, they were familiar with the issues which concerned residents
  - there was a growth plan in place to ensure children had a transition into the school and children would be taught in smaller classes
  - There was an aim to provide school provision for children with social, emotional and mental health needs in Great Yarmouth and reduce the distance they needed to travel.
- 5.3.4 Cllr Mick Castle, Local Member for Yarmouth North and Central, spoke to the Committee
- Initial press coverage had exaggerated residents' concerns about the provision, and Cllr Castle believed that the concerns of residents had been taken on board
  - Cllr Castle noted the need to provide education for children with special educational needs closer to their homes and was in support of the application.
- 5.4 The Committee **RESOLVED** that the Executive Director of Community and Environmental Services be authorised to:
- I. Grant planning permission subject to the conditions outlined in section 13.
  - II. Discharge conditions where those detailed require the submission and implementation of a scheme, or further details, either before development commences, or within a specified date of planning permission being granted.
  - III. Delegate powers to officers to deal with any non-material amendments to the



application that may be submitted.

The meeting ended at 12.26

**Chairman**



If you need this report in large print, audio, Braille, alternative format or in a different language please contact 0344 800 8020 or Textphone 0344 8008011 and we will do our best to help.