1.0 THE PROPOSAL

1.1 The application proposes the change of use of the derelict farm buildings at High Eastfield Farm to a construction skills training facility. The proposal would provide for a more permanent home for the Scarborough Construction Skills Village, which is currently sited on land to the east, housed in portable buildings.

1.2 The Construction Skills Village is an initiative that was devised by the developers at Middle Deepdale together with various partners, and is operated by Northern Regeneration CIC. It provides training in all types of construction skills and has the benefit of enabling its students to gain experience alongside skills workers on site. Grant funding for the project has been approved by Advantage Coast CLLD and the Local Enterprise Partnership.

1.3 Within the S.106 Agreement linked to the Outline planning permission for the development of up to 1350 on land to the north of Eastfield (known as HA1 and HA2 in the 1999 Local Plan, granted under 11/01914/FL, are covenants relating to ‘employment and training’. One of the covenants requires the developers to use reasonable endeavours to co-operate and work closely with the Council with respect to the provision of employment and training opportunities for local people and businesses arising from the construction of the development.

1.4 High Eastfield Farm is positioned a short distance from the north west of Eastfield, close to the A64. Access is gained to the property from Musham Bank Roundabout, along an access road that will in due course be replaced by the westernmost section of the Link Road (Crossdale Way), which forms part of the larger Middle Deepdale housing scheme that will provide a link between the A64 and the A165.

1.5 The farm buildings comprise a range of traditional agricultural brick buildings and a steel framed sheet clad modern agricultural store building, with a combined floor area
of approximately 1,300 sq.m. The buildings are in varying states of repair, but once fully updated and repaired would provide the following facilities across two floors:

- A reception area and offices
- A range of small start-up units
- Areas for scaffold, bricklaying, plastering, joinery, plumbing, heating and electrical training
- A canteen/café and kitchen
- Showers, toilets and lockers
- Teaching/lecture/seminar space
- Exhibition space
- Various stores

1.6 The farm buildings have been vacant or underused for some time. Other agricultural sheds have been removed from the site and the old farmhouse, which sits immediately to the south of the farm building is in a semi-demolished state following a fire. It had previously been used by Keepmoat Homes, who are building the new houses nearby as its site office.

1.7 The application site lies within the extended development limits of Eastfield, within the site allocated for housing in the 2017 Local Plan, known as HA9 (Land to the West of Middle Deepdale, Eastfield), where around a 100 homes are proposed. To the north and south of the farm complex is undeveloped land (allocated for housing in the current Local Plan), to the east is land where housing is being developed by Keepmoat Homes and to the west is agricultural land. A strong belt of trees generally hides the farm complex from view despite its elevated position.

1.8 In support of the application, the applicant has confirmed the following:

"Scarborough Construction Skills Village is now in its third year of operation and continues to grow its intake and expand its offering. The SCSV model is considered an exemplar of construction training and is being duplicated both regionally and nationally as an effective way of addressing the construction skills gap. In three years of operation the SCSV has:

- Recruited 73 learners on to a study programme, and worked with 76 college full time learners
- Created 60 Apprenticeship / employment positions equating to a 40% conversion rate to date.
- Delivered over 3,000 hours of work experience
- Supported 10 pre-16 learners at least one day a week from the local schools and a further 38 young learners have attended for at least one day
- Attended 8 careers events engaging with over 5000 potential learners.

Furthermore SCSV has recently been retained by Sirius Minerals to deliver a range of training and recruitment activity in relation to construction of the York Potash project. Most notably SCSV facilitated the York Potash employment opportunities event in Whitby with over 250 prospective employees in attendance."
2.0 SCREENING OPINION REQUIRED?
2.1 No.

3.0 PRE-APPLICATION COMMUNITY ENGAGEMENT
3.1 None.

4.0 CONSULTATIONS AND COMMENTS

The following is a summary of the key and relevant comments received from consultees and interested parties. Their full comments and any accompanying documentation are available to view on the Council’s website.

4.1 Eastfield Town Council - No comments received.

4.2 Highway Authority (NYCC) - Has commented that the parking space shown needs to be constructed with 6m wide central manoeuvring areas rather than 5m wide areas as shown.

4.3 Drainage Engineers (SBC) - No comments received.

4.4 Environmental Health (SBC) - No comments to make from a commercial regulation perspective. If approved any construction / site activity must not cause a nuisance (either Noise/ Dust) to any neighbours either at the conversion works stage or activities once operational.

5.0 RELEVANT SITE HISTORY
5.1 None.

6.0 PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of The Town and Country Planning Act 1990 require that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise (in the case of advertisement applications the Advertisement Regulations 2007 are applicable). Attention is drawn to the following Development Plan and other planning policies and guidance which are considered to be particularly relevant to the consideration of this application:-

Scarborough Borough Local Plan 2017

DEC 4 - Protection of Amenity
EG 2 - Jobs and Skills and Employment Training
DEC 1 - Principles of Good Design
National Planning Policy Framework
None relevant

Scarborough Borough Supplementary Planning Documents
None relevant

Local Planning Policy and Guidance
None relevant

7.0 ASSESSMENT

7.1 The most relevant policy of the Local Plan in relation to this proposal is Policy EG2: Jobs and Skills and Employment Training. Indeed, the wording of the policy was partly inspired by the Construction Skills Village at Middle Deepdale.

7.2 Policy EG2 states that:

"The Borough Council will encourage all local employers to participate in skills and employment training initiatives to increase access to employment for those who live within the area. Where development proposals would generate a significant number of construction and operational phase jobs, the Borough Council will seek to enter into a S106 Agreement to secure appropriate commitments and targets for employment skills and training, including apprenticeships appropriate to the development proposed."

7.3 The S.106 Agreements relating to the outline planning permission at Middle Deepdale pre-date the 2017 Local Plan, but included covenants relating to construction training, as the applicants were aware of the need to increase the number of people in the Borough with construction skills so as to avoid the need to bring in skills labour from further afield. The Construction Skills Village is the result of this ambition (as set out in the S.106 Agreements).

7.4 With some 485 of the 1350 dwellings permitted on the HA1 and HA2 sites (1999 Local Plan) built to date and a further 1200 dwellings allocated on adjacent land in the 2017 Local Plan (HA8, HA9 and HA10) it is clearly opportune to development a more permanent facility for the Construction Skills Village to expand its training operations. Further skills training and employment opportunities will arise from the other sites allocated for commercial and housing development within the Borough and in the wider locality.

7.5 In terms of design, the proposal is to renovate and adapt the former traditional and modern agricultural buildings on the site to facilitate a range of facilities necessary to enable training and support services to be accommodated on the site. The brick built buildings are more modest in nature and will convert to offices, teaching spaces, storage etc, whilst the modern steel framed building with its greater headroom and large open plan floor area is suited to the large construction training workshop area where the various construction skills can be learned.
7.6 The buildings will be made good and new doors and windows of a contemporary design will be added to make the building secure and more energy efficient. The roofs of the traditional buildings, which are generally covered in tiles that are in poor condition, will be finished in colour coated metal sheeting. The proposals are considered to be of good design by making best use of existing buildings, which are proposed to be converted in a robust and sympathetic style, and therefore accord with Policy DEC1 of the Local Plan.

7.7 The site is located close to the adjacent housing development sites and Eastfield, Osgodby and Crossgates to encourage access to be gained by walking and cycling, but it is positioned at a sufficient distance from the nearest properties to protect against harm to residential amenity through noise and activity. The proposal is considered to be unlikely to result in any harm to residential amenity and therefore accords with Policy DEC4 of the Local Plan.

8.0 PRE-COMMENCEMENT CONDITIONS

8.1 No pre-commencement conditions are proposed.

POSITIVE AND PROACTIVE STATEMENT

The proposed development as submitted is in principle acceptable, but there are certain aspects where additional details need to be agreed and implemented and/or specific safeguards need to be put into place. The Local Planning Authority acted proactively by attaching planning conditions which can adequately address such matters.

RECOMMENDATION

PERMISSION BE GRANTED, subject to the following condition(s)

1 The development shall be carried out in accordance with the following approved drawing:

Sketch Scheme A - 2842 - 1 -01 Rev B.

Notwithstanding the details shown on the approved drawing, all parking spaces provided on site shall be accessed by a manoeuvring area of a minimum width of 6.0m.

Reason: For the avoidance of doubt and to ensure parking of an appropriate standard is provided.

2 Prior to any works of installation, details of the new external materials to be used in the renovation works shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be provided as may be required by the Local Planning Authority of the materials in the schedule and the use of such samples shall be approved in writing by the Local Planning Authority.
Reason: In the interests of the visual appearance of the development in accordance with Policy DEC1 of the Scarborough Borough Local Plan.

3 Prior to installation, large scale details of the doors and windows to be used in the development shall be submitted to the Local Planning Authority for approval in writing and the development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual appearance of the development in accordance with Policy DEC1 of the Scarborough Borough Local Plan.

David Walker

Background Papers:

Those documents referred to in this report.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT MR M P WHITMORE ON 01723 232475 email Marcus.Whitmore@scarborough.gov.uk