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**Kirkbymoorside Town Council**

**Information for the meeting on Monday 15 June 2026**

**10. Phase I Build - Machinery Store at Sports Field**

**a. To receive an update on progress of the Phase I Build**

Information reported by the clerk at the Ordinary meeting dated 18 May, Extract of Minute **26021**:

Sports field development

Notification has been received from Peter Rayment Designs Ltd regarding a complication that has arisen from the non-material amendment to Planning Application:

The architects have received an email from the Planning Officer, who stated that the application does not meet the requirements for an amendment due to the changes in the materials and the new massing of the building. This will necessitate submission of a new application that consults the neighbours. This decision is being challenged and a response is awaited.

The following questions have been raised with the Planning Authority:

1. If we change the materials back to render, would this be considered enough to meet the requirements of a non-material amendment? You may feel that you do not want to pursue a rendered building, but if we get an answer, it could help you make an informed decision.
2. If we need to change the application to a full application or a variation of condition, can the fee submitted be rolled over to form part of the full application?
3. Some of the concerns come from the proposed massing of the building. Even though the building ridge height is marginally higher (150mm) because the building is slightly deeper and we have retained the same roof pitch to suit profiled sheets. Their concerns are that the original drawings don't appear to account for the falling ground levels, and that, because we have accounted for them, the actual building mass is greater!

**Progress since the last meeting:**

A virtual meeting was held on 26 May attended by Richard Waller from Peter Rayment Design Ltd, Ellie Hardie Planning Consultant, Alex Strickland on behalf of Kirkbymoorside Football Club, Cllr Coughlan and the clerk. Discussions determined the necessity to progress matters by submission of a new planning application as the proposed works are significantly different from the original application and there is a significant difference in materials. Options to be explored include modified steel calculations and cladding.

Feedback has been received from the steel structure engineers advising on cost effective options and the implication on building regulations including

- 59mm single skin box profile cladding fixed to timber clad rails
- cold roll galvanised cladding rails
- fire rated composite panel (might necessitate insulation of the roof) and
- AS35 40mm composite panels

Design & Planning considerations 03.06.2026:

The main consideration is for fire when a structure is within 2m of the boundary (fence line) in this instance. The suppliers are correct. If you stay within 2m, we will need either composite fire cladding or to erect a blockwork wall, with thinner metal cladding on the outside of this.

If we slightly reduce the unit's depth and move it eastwards a bit, we can clear the 2m distance and safely use the thin single-skin box profile.

I have discussed the steel design with the engineer, and the choice of material doesn't affect the steel sizes. The main loading is from wind and snow, and there is a potential risk to human life from collapse under fire or load, unlike an agricultural shed, which doesn't require building control approval.

As the building will be unheated, there is no need to use insulated PIR panels.

Let me know if you are happy to slightly reduce the depth and position, and use the thin-profile cladding. If so, I can prepare the amended drawings and get the revised application into the local authority.

We have not had any feedback from Niamh confirming the potential fee reduction or transfer of the amendment fee to a full application.

The standard planning application fee for a (120 m<sup>2</sup>) commercial shed is calculated based on floor area. For buildings between 40 sq m and 1,000 sq m, the base fee is **£610 per 75 sq. m** (or part thereof). Therefore, the full planning fee would be £1220 plus the £90 admin fee for the planning portal. However, we believe you, as the town council, will be entitled to a 50% reduction.

We will need to submit detailed drawings denoting these to the building inspector for prior approval to commence works on site. This will need to include details on any drainage, emergency exits/lighting, etc. This can be done concurrently with the planning application, but we always advise waiting for the application to be nearing a positive outcome before commencing to avoid abortive / duplication of works.

I need to send through some further information regarding the roles and responsibilities of all parties during the technical design and construction phase, and I will get these to you in the coming days.

Richard Waller

Director



[www.prdesign.uk](http://www.prdesign.uk)

01751 472541

Peter Rayment Design Ltd

Design & Planning considerations 11.06.2026:

Thanks for your patience whilst I investigated this further. We have been consulting building control on the exact implications of the unit's positioning and the proposed structural materials for fire regulations. Unfortunately, the building regulations have changed recently, are changing again imminently, and have further forthcoming changes with a strong focus on fire protection measures in buildings, both residential and non-residential. The recent changes and the forthcoming changes will be relevant to this structure. It appears the building control officers we spoke to are not yet fully conversant with the latest regulations, and we are continuing our research into the potential protection measures required. It has also become apparent that, as the building to the south (Yorkshire Waters) is not in the same use / ownership as the proposed building, consideration needs to be given for this and the prevention of fire spread to and from this structure.

Ultimately, the building regulations for the new structure are very stringent, not straightforward and need further careful consideration. I think we will need to prepare ourselves in making the structure fire-compliant along all boundaries. This can be achieved in a number of ways, through differing materials.

However, the constructional make-up does not affect planning other than the final positioning of the unit and the proposed aesthetics. Whether the wall is blockwork or composite fire panels is somewhat irrelevant to the planning department.

The current design has the building 1.4 m from the western boundary; I think we should bring it in by 600mm from the boundary and reduce the distance to the Yorkshire Water building to 2m from the structure. This would give an external footprint of 13 m x 8 m. This will be roughly 7.4 x 12.4 (91m<sup>2</sup>) internal floor area. Reducing the overall depth will slightly lower the ridge height, which will also be viewed favourably by the planning officer. Does this provide enough storage space for your requirements?

There have also been further legislative changes that affect clients, designers, and agents alike when undertaking a construction project. Our initial appointment was to undertake a feasibility study on the development of the site. I feel we are now venturing outside the remit of our initial appointment, and given the latest legislative changes, I think it would be in all our interests to view the works to the groundkeepers' hut as a separate appointment. Particularly since new legislation surrounding building regulations places a considerable responsibility on both the client and designers.

In simple terms, you need to amend the design, prepare and submit a planning application, and then prepare a technical design to submit to building control for approval. The first hurdle is obtaining planning permission.

I have prepared a new fee appointment which outlines the additional appointment of the Principal Designer under the Building Safety Regulator (Building Regulations). This is not to be confused with the requirement for a Principal Designer under the CDM 2015 regulations (Health and Safety).

You will also need to appoint a principal contractor to oversee the construction phase of the project or accept that you will take on this role and the associated responsibilities and liabilities.

I appreciate this may seem overly legislative, especially for a storage unit, but we have a duty to inform you and to advise you on the best course of action.

I have attached the following documents for your consideration:

- 2431-FoA-P.01 Form of Appointment (to sign and return)
- 2431-Fee-P.02 Fee Proposal

- Terms and conditions (to sign and return)
- CDM commercial client guidance
- Third party consultant guidance

Richard Waller

Director



www.prdesign.uk

01751 472541

Peter Rayment Design Ltd

- b. To consider the allocation of received funds from WaterTight of £200 per month to cover the cost of machinery storage of £159.32 per month from 16/05/2026 (payable to Kirkbymoorside Football Club as reimbursement)

## Rental Invoice

S Jones Containers Ltd  
 Anglian Road/Aldridge  
 Walsall  
 West Midlands WS9 8ET  
 UK.

Tel: +44-1922-741752  
 Email: [admin@sjonescontainers.co.uk](mailto:admin@sjonescontainers.co.uk)  
 Tax Reg: GB 729 7002 31  
 Comp Reg: 3747019



Invoice to	
Mr Alex Strickland	<b>Invoice</b> I01-2604-32525
Seeview	<b>Date</b> 30.04/2026
Swineherd lane	<b>Billing Period</b> April 2026
Kirkbymoorside York YO62 6DY	<b>Account</b> KFC01
<b>Contact:</b> Alex Strickland	<b>Tax Ref</b>
	<b>Due date</b> 15.05/2026

Equipment Type	Description	Site: /Days	Rate	Net
40DC	Minimum Bill Amount	1	0.00	0.00
40DC	Rental	16	5.69	91.04

Invoice details										
Site: YO62 6DY / Equip: 40DC / 40' Dry Cargo										
Container	On-hired	Loc	Off-hired	Loc	Description	From	To	Days	Rate	Total
RD40HGN0008	16/04/26	WALS			Minimum Bill Amount	01/05/26	15/05/26	15		0.00
RD40HGN0008	16/04/26	WALS			Rental	16/05/26	31/05/26	16	5.69	91.04

Tax Analysis					Summary	
					Net	91.04
VAT @ 20.00 %	on	91.04	=	18.21	VAT	18.21
					<b>Total STG</b>	<b>109.25</b>

**Payment instructions**  
 Bank: NatWest - 33 Park Street, Walsall, WS1 1ER  
 Sort Code:- 60-01-40, Account Number:- 83789111

**Terms & Conditions of Sale**  
 Also visit us at [www.sjonescontainers.co.uk](http://www.sjonescontainers.co.uk)