



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

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Strategic Project Delivery Team
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Northampton
NN4 8DA

Name and address of agent (if any)

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Part I - Particulars of application

Date of Application

29th October 2014

Application No.

NCC – 14/00073/CCDFUL
SNC – S/2014/2088/PCC

Particulars and location of development

New classroom and toilet extension, removal/demolition of existing above ground swimming pool together with associated fencing and outbuildings, replacement of external teaching area together with workshop and storage sheds and internal alteration to address room assignment at Deanshanger Primary School, The Green, Deanshanger, Milton Keynes MK19 6HJ

Part II - Particulars of decision:

The Northamptonshire County Council

Hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

Time Limit

1. The development to which this permission relates must be begun not later than the expiration of THREE YEARS beginning with the date of this permission. Written notification of the date of commencement shall be sent to the County Planning Authority within 7 days of such commencement.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Scope of Permission

2. Except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the following approved plans:
 - Application Forms dated 10th September 2014;
 - Design and Access Statement received 15th October 2014;
 - Drawing No. 2013-48-300 Rev B Location Plan;
 - Drawing No. 2013-48-100 Block Plan Existing;
 - Drawing No. 2013-48-101 Rev A Ground and First Floor Existing;
 - Drawing No. 2013-48-110 Rev D Proposed Layout;
 - Drawing No. 2013-48-111 Rev A Existing and Proposed Elevations; and
 - Drawing No. 2013-48-113 Rev C Contractors Compound.

Reason: To specify the approved documents to ensure the development as proposed is permitted and in the interests of amenity protection having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

Materials

3. Prior to construction, details and samples of the materials to be used in construction works for the external appearance of the buildings, shall be submitted to and approved in writing by the Planning Authority. The details shall include the materials, colours and finishes to be used on the buildings. The development shall be implemented in accordance with the approved details and maintained thereafter.

Reason: To ensure that the proposed development is in keeping with the existing school and does not prejudice the appearance of the locality having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

Hours of Construction

4. Except as further restricted by condition 5, all construction works shall be confined to the hours of 7.30am to 5.30pm Mondays to Fridays and 8.00am to 1.00pm on Saturdays, with no works on Sundays, Bank or Public Holidays.

Reason: To protect the amenities of neighbouring properties from noise and other disturbance having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

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Hours of Working – Construction Delivery

5. Construction vehicles shall not enter or leave the site between the hours of 8.15am to 9.30am and 2.45pm to 3.45pm Mondays to Fridays during term time.

Reason: In the interests of amenity and highway safety having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

Construction and Environmental Management Plan

6. Prior to the commencement of any part of the development hereby permitted, a final Construction and Environmental Management Plan in general accordance with the submitted Drawing Number 2013-48-113 Rev C Contractors Compound (including the Amphibian Mitigation Methodology) shall be submitted to and approved in writing by the County Planning Authority. The Construction and Environmental Management Plan shall include details of the following:
 - Proposed measures to ensure the wheels of vehicles leaving the site are clean of mud and other debris.
 - Access improvement works.
 - Details of temporary warning signage on the approaches to the access on the public highway.
 - Details of sufficient parking for staff on site, cabins and fuel, soil and material storage.
 - Demonstration of adequate space on site for storage and turning facilities.
 - Use of a banksman at the construction access off Buckingham Road, or other measures to manage traffic turning movements at the access which may be agreed?
 - Construction hours and the hours of operation, details and location of contractor lighting.
 - Details of compound and construction access route construction/surfacing or (preferably) non-dig ground protection and reinstatement.
 - Identify wildlife protection zones (also tree construction exclusion zones).
 - Details and plan of protective barriers/fencing types and warning signs to be erected.
 - Responsible persons, roles and lines of communication of inspection of ecological and tree protection measures, the reporting (to CPA) and agreeing remedial action where necessary.
 - Emergency measures for accidents and unexpected events eg dealing with protected species or damage to trees.
 - Details of the protective 'Trakmat' including its installation and timing of installation.

The approved Construction and Environmental Management Plan shall be implemented as approved throughout the construction period.

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Reason: In the interests of residential amenity, highway safety, visual amenity and ecological interests having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

Amphibian Mitigation

7. The development shall be controlled in accordance with the Amphibian Mitigation Methodology included on Drawing No. 2013/48/113 Rev C, and any additional or amended measures identified in the Construction Environmental Management Plan.

Reason: In the interests of biodiversity having regard to Policy S10 of the West Northamptonshire Joint Core strategy (2014).

Highway Safety

8. Prior to the commencement of development a scheme of measures to control and mitigate highway safety at the construction site access on to the public highway (consistent with the Construction and Environmental Management Plan) shall be submitted for approval in writing by the County Planning Authority. The scheme shall include access improvements and other measures having regard to the consultation response by the Highway Authority including: temporary signage to provide adequate warning to alert users on the public highway about the site access; and proposed management of vehicles exiting the site onto the public highway. The scheme as approved shall be implemented upon the commencement of the development and maintained throughout.
9. All vehicles entering and leaving the site shall be cleansed of mud and other debris to ensure that there is no nuisance dust and no mud or debris deposited on the public highway.

Reason: To ensure satisfactory access and avoid any adverse impacts on the highway network and highway safety having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

Tree Protection

10. All trees, hedgerows and shrubs to be retained shall be protected from any development, including site clearance and the storage of earth and materials, by means of appropriate fencing in accordance with the provision of the BS5837:2012. The fencing shall be erected in accordance with the approved details (Drawing 2013-48-113 Rev C Contractors Compound) before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made without the prior written consent of the County Planning Authority.

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Reason: To ensure that retained trees, shrubs and hedgerows are protected from damage in the interests of visual amenity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

External Lighting

11. No external lighting shall be erected or installed until a scheme has been submitted in writing and approved by the County Planning Authority. The scheme shall include a layout plan that covers all new proposed external lighting and details the proposed beam orientation and schedule of equipment in the design, including luminaire type, mounting height, aiming angles and luminaire profiles. In addition a lighting contour map shall be submitted along with detail of the proposed operating hours for the lighting and how these would be controlled. The approved scheme shall be installed, maintained and operated in accordance with the approved details for the lifetime of the development.

Reason: In the interests of amenity, ecology, site security and sustainability having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014)

Complaints

12. In the event that during the construction works any complaints regarding dust, noise, lighting or other land use planning matters are received by the County Planning Authority from any sensitive receptor, and thereafter notified to the applicant, an assessment of the complaint shall be undertaken by the applicant. A report on the finding, with proposals for removing, reducing or mitigating identified adverse effects resulting from the operation, and a programme for the implementation of remedial measures and works to be undertaken shall be submitted to the County Planning Authority no later than five working days from the receipt of the complaint, unless a later date is otherwise agreed in writing by the County Planning Authority. The approved proposals shall be implemented in accordance with the agreed programme and shall be maintained thereafter.

Reason: In the interests of amenity protection having regard to S10 of the West Northamptonshire Joint Core Strategy (2014).

INFORMATIVES

1. Prior to the commencement of any site works, all sensitive properties surrounding the site should be notified in writing of the nature and duration of works to be undertaken, and the name and address of a responsible person to whom enquiries/complaints should be directed.
2. If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Section, Planning Services, Floor 3, County Hall, Guildhall Road, Northampton, NN1 1AX (Tel: 01604 366700) for

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advice on the appropriate procedure.

3. The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made.
4. The applicant's attention is drawn to the protection given to breeding birds under the Wildlife and Countryside Act 1981. To avoid contravening the relevant provisions of the Act it would be advisable to avoid carrying out any work that might damage an active nest during the bird breeding season (March to September inclusive) or to ensure that an appropriate inspection by a competent person to ensure that no breeding birds will be adversely affected.

REASONS FOR APPROVAL

The applicant is seeking planning permission for a new classroom and toilet extension and replacement of the redundant above ground swimming pool with a new play area and workshop/storage outbuildings to the rear of the existing school buildings in response to an increasing demand for school places at Deanshanger Primary School arising primarily from new housing development in the village. An additional classroom for the school will allow two classes per year group. It is considered that the proposed extension would not have a significant adverse impact upon residential amenity in terms of traffic, highway safety and amenity issues which would justify refusal of the planning application.

The concerns raised by the Highway Authority relating to improvements to the temporary construction access are noted but the re-grading of the access would involve substantial engineering works and costs and are considered unreasonable for a temporary access. Nevertheless, other highway safety controls and minor improvements to the access can be safeguarded by planning condition. Other issues raised relating to staff parking are not a justifiable reason to refuse the application.

The objections and concerns raised relating to the proposed development have been carefully considered and must be balanced against the statutory requirement for school places to meet educational needs, and the increased demand for primary school places, and the NPPF support in paragraph 72 for the need to create, expand or alter school in order to ensure that there is sufficient choice of school places available. These factors carry great weight in support of the application. The location, size and design of the proposed extension are considered to be acceptable and the proposed development is on balance considered to be acceptable having regard to the NPPF (in particular paragraph 72), Saved Policies G3 and EV1 of the South Northamptonshire Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy (2014). It is therefore recommended that planning permission be granted subject to the conditions above.

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POSITIVE AND PROACTIVE MANNER STATEMENT

In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

Date 5th February 2015

Signed G.P. Watson

For Assistant Director of Environment and
Planning

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