Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
Fairfields School
Trinity Avenue
Northampton
Northamptonshire
NN2 6JN

Name and address of agent (if any)
Featherstone Austin Woodward Architects
30A Billing Road
Northampton
Northamptonshire
NN1 5AZ

Part I - Particulars of application

Date of Application
13 November 2014

Application No.
NCC Ref: 14/00077/CCDFUL

NBC Ref: N/2014/1318

Particulars and location of development

Construction of a new car park for 52 cars with lighting, and remodelling and resurfacing of existing hardstanding with lighting at Fairfield School, Trinity Avenue, Northampton, Northamptonshire, NN2 6JN.

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 Planning Authority within 7 days of such commencement.

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

2. Unless otherwise agreed in writing by the Planning Authority and 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 documents:

Planning Documents

- Application Forms dated 12th November 2014
- Planning Statement dated 12th November 2014

Drawings

- Drawing No. 01A Proposals
- Topographical Survey

Technical Information

- Lighting Information from Tamlite Ltd.

Reason: For the avoidance of doubt and in the interests of amenity.

Lighting

3. No external lighting shall be erected or installed until a detailed scheme has been submitted in writing and approved by the 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, luminaire profiles and the vertical illuminance levels at all sensitive properties. 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 (Part 1) (December 2014).

Trees

4. Prior to the commencement of development, a detailed scheme shall be submitted shall be submitted to the Planning Authority for approval in writing showing how all trees and hedgerows that are to be retained shall be protected from any development, including the storage of earth and materials,

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.
by means of appropriate fencing and ground protection in accordance with the provisions of the British Standard BS5837:2012 Trees in relation to design, demolition and construction - Recommendations. The approved scheme shall be implemented and maintained throughout the construction phase.

Reason: To ensure that retained trees and hedgerows are protected from damage in the interests of visual amenity and biodiversity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (Part 1) (December 2014).

REASONS FOR APPROVAL

Overall, the design and appearance of the proposed car park is considered to be acceptable and it is considered that the proposed development will not have a significant adverse impact in terms of general and visual amenity. It should be noted that the Highway Authority have not raised any objection to the proposed development on traffic or highway safety grounds. The issues which have been raised by the Borough Council Arboricultural Officer and the Senior Environmental Planner can be dealt with by the imposition of planning conditions. Therefore, the proposed development is considered to be acceptable having regard to Policy S10 of the West Northamptonshire Joint Core Strategy and it is recommended that planning permission be granted subject to conditions.

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.

Informative(s)

1. Prior to the commencement of any site works, all occupiers of potentially 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 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 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.
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 is undertaken by a competent person to ensure that no breeding birds will be adversely affected.

Date  8th January 2015  Signed  

For Assistant Director of Environment and Planning

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.