



## Town and Country Planning Act 1990

### PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
The Headteacher Weldon C of E Primary School Chapel Road Weldon Northamptonshire NN17 3HP	Mr Ross Middleton APC Ltd Northampton Burlington House 369 Wellingborough Road Northampton NN1 4EU

#### Part I - Particulars of application

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Date of Application	Application No.
24 <sup>th</sup> October 2014	NCC – 14/00080/CCDFUL CBC – 14/00439/COC

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#### Particulars and location of development

Erection of a classroom to replace an existing temporary classroom at Weldon C of E Primary School, Chapel Road, Weldon, Northamptonshire NN17 3HP

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#### 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.

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.

**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. 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 and documents:
  - Application Forms dated 17<sup>th</sup> October 2014;
  - Cover Letter from APC Planning dated 17<sup>th</sup> October 2014;
  - Drawing No. SP-EDU5-B Rev B Location Plan;
  - Drawing No. SP-EDU5-1-B Rev B Site Plan – Existing;
  - Drawing No. SP-EDU5-2-A Site Plan – Proposed;
  - Drawing No. LE-EDU5-A Rev A Proposed Layout & Elevations; and
  - Drawing No. SS-EDU-2-A Rev A Detailed Section – Pile Foundations.

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 13 of the North Northamptonshire Core Spatial Strategy (2008).

## Materials

3. All external facing materials shall be in accordance with the details submitted unless otherwise agreed in writing with the County Planning Authority.

Reason: In the interest of the appearance of the school and the visual amenities of the area having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

## Hours of Construction

4. All construction works shall be confined to the hours of 8.00am to 6.00pm Mondays to Fridays and 8.00am to 1.00pm on Saturdays, with no works on Sundays, Bank or Public Holidays. During school term time construction traffic or deliveries shall not be permitted to enter or leave the site between 8.15am to 9.00am and 2.45pm to 3.45pm Mondays to Fridays.

Reason: To protect the amenities of neighbouring properties from noise and other disturbance having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

## Construction Management

5. Prior to commencement of development, a scheme detailing the on-site construction staff accommodation, storage of plant and materials, parking and manoeuvring of site operatives and visitor vehicles to minimise the potential of collision incidents during demolition and construction, together with the loading/unloading and manoeuvring of goods vehicles, and details of measures to ensure that mud and other such loose material does not migrate onto the highway, shall be submitted to and approved in writing by the County Planning Authority. The agreed works shall then be implemented before any other building or engineering operations are commenced and maintained for the duration of the construction period.

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Reason: In the interests of highway safety and the amenity of local residents during the construction process having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

### Highway Safety

6. Operations shall be controlled to ensure that no mud or other debris is deposited on the public highway.

Reason: In the interests of highway safety having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

### Complaints

7. 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 Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

### INFORMATIVES

1. The following should be included, which if implemented will reduce the likelihood of crime and anti-social behaviour occurring:
  - The specified doors/windows, Eurocell Modus, are not currently tested to secure standards. However, the Crime Prevention Design Advisor is happy to accept this new range with the newly introduced profile as long as the glazing used is 6.8mm laminated to one of the panes making up the double glazed units and that the door/window hardware used is as per those that are installed in the components of the fabricator's SBD and PAS 24:2012 certified products.
2. 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.

3. 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,

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County Hall, Guildhall Road, Northampton, NN1 1AX (Tel: 01604 366700) for advice on the appropriate procedure.

4. 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.
5. 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 to replace the existing temporary classroom with a new larger, modern, permanent building to be sited over the footprint of the existing classroom. It is considered that the proposed building 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 location, size and design of the proposed building are considered to be acceptable and it is considered that there will be no detrimental impact on the Weldon Conservation Area. Overall, the proposed development is considered to be acceptable having regard to the NPPF and Policy 13 of the North Northamptonshire Core Spatial Strategy (2008). It is therefore recommended that planning permission be granted subject to conditions set out above.

### 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: 17<sup>th</sup> December 2014

Signed: 

For Assistant Director of Environment and Planning

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1. *If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or the grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/08a Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements (a), to the provisions of the development order, and to any direction given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.*
2. *If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.*
3. *In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.*
- (a) *The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.*
4. *Guidance on using the Planning Portal's online appeals service, see leaflet PCS4 available at [http://www.planningportal.gov.uk/PpWeb/jsp/redirect.jsp?url=http%3A//www.planningportal.gov.uk/uploads/pins/pcs\\_a5\\_leaflet.pdf](http://www.planningportal.gov.uk/PpWeb/jsp/redirect.jsp?url=http%3A//www.planningportal.gov.uk/uploads/pins/pcs_a5_leaflet.pdf)*

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