

Your ref: N/A  
Our ref: RM/N230  
Direct line: 01604 619921  
E-mail: [rossm@consultapc.co.uk](mailto:rossm@consultapc.co.uk)  
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Burlington House  
369 Wellingborough Road  
Northampton,  
NN1 4EU  
01604 619921  
[consultapc.co.uk](http://consultapc.co.uk)

Planning Services  
Guildhall Road Block  
County Hall  
Northampton  
NN1 1DN

Dear Sirs,

**Site: Weldon C of E Primary School, Chapel Road, Weldon, Corby, NN17 3HP.**

**Proposal: Removal of Existing Temporary Classroom and Erection of an Eco Class Room.**

I write in regards to the above site and enclose herein an application for the erection of an eco-classroom at Weldon C of E Primary School.

The application consists of the following, which has been submitted to the Council via the Planning Portal;

- Planning application forms
- Certificate A
- Site Location Plan (Ref: SP-EDU5-A)
- Existing Site Plan (Ref: SP-EDU-1-A)
- Proposed Site Plan (Ref: SP-EDU-2-A)
- Proposed Floor Plans and Elevations (Ref: LE0EDU5-A)

**Weldon C of E Primary School:**

The primary school sits in the north of Northamptonshire and its catchment area covers the settlements of Weldon, Priors Hall, Great Oakley, Oakley Vale and Corby. The one form entry school has 7 classes from Reception to Year 6 attended by circa 200 pupils.

**Proposal:**

The existing temporary class room has now reached the end of its life span. To continue the high standard of offer for pupils it is the intention to remove this unsuitable structure and replace it with a larger, modern, permanent building.

The enclosed application seeks planning permission for the erection of a detached eco-classroom directly to the north of the existing playground and to the west of the main school building at Weldon C of E Primary School.

The proposed class room, although larger than the existing building to be removed, will be sited over the footprint of the current building on the site. The foot print of the existing building is approximately 55m<sup>2</sup>, the proposal will cover a moderately larger area of approximately 119m<sup>2</sup>.

### **Planning Justification:**

Section 38(6) of the 2004 Act requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. Therefore, the enclosed proposal should be judged against those relevant policies from the Corby Local Plan (1997) the North Northamptonshire Core Spatial Strategy (2008) which is currently under review as well as the content of the National Planning Policy Framework (2012) where applicable.

The Corby Local Plan Proposals Map confirms that there are no designations relating to the element of the site where the proposed eco-classroom will be located. The wider site does however lie, in part, within the confines of the Weldon Conservation Area and this is considered to a greater extent later within this correspondence.

The NPPF sets out those roles which planning system is required to perform in order to ensure the delivery of sustainable development. The application contained herein will enable the improvement of the education offer in Northamptonshire and will ensure that the school remains an attractive option to parents who are considering the educational needs of their children. The proposal is clearly in line with the Core Planning Principles set out at Para 17 of the Framework.

The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing communities. In addition, Para 72 of the framework encourages local planning authorities to take a pro-active, positive and collaborative approach to widening the choice of education. Para 72 also requires LPA's to afford great weight to the need to expand, create or alter schools, the enclosed application is therefore in conformity with the Governments planning and education objectives.

As well as increasing the self-sufficiency of the settlement of Weldon, the proposal will improve the education offer for a number of other aforementioned settlements from which the primary school draws its pupils. This is in line with the vision and objectives of the North Northamptonshire Core Spatial Strategy.

To supplement the North Northamptonshire Core Spatial Strategy, the respective local authorities have published a Sustainable Design SPD (2009). Whilst the content of this document has been carefully considered through the design of this proposal, and it is considered that the new eco-classroom will clearly improve the attractiveness of the Conservation Area and the amenity enjoyed by those properties which neighbor the site.

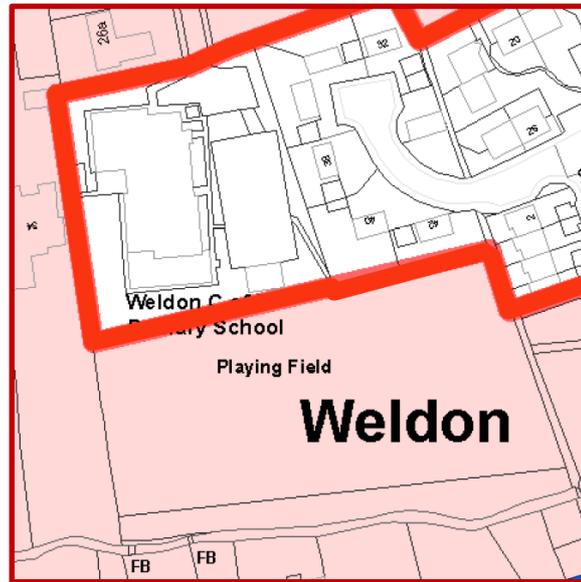
The materials, as specified on the enclosed plans, have been carefully considered in the context of the site.

### **Impact on Weldon Conservation Area.**

With careful consideration afforded to the sites context, careful thought has been given to both the design of the eco-class room and the specific materials and finishes which will be utilized in the construction phase of the proposal, to ensure that the application is seen favorably.

As stated earlier, parts of the wider site falls within the Weldon Conservation Area. Plate 1 below shows the extent of the Conservation Area and it is clear that the proposed building will be sited on a section of the site which is directly adjacent to, but outside of, the limits of the Conservation Area.

**Plate 1: Weldon Conservation Area.**



The Conservation Area contains a number of prominent key listed and unlisted buildings and the Weldon CA Appraisal (2009) states that the area includes all of the older village buildings in the former settlements of Great Weldon & Little Weldon (which are now formed as Weldon stands today).

With the above in mind careful consideration has been given to the enclosed designs and the specified materials, detailed on the planning application form, have been chosen in the context of this sensitive setting.

Furthermore, although slightly larger than the existing temporary class room, it is considered that the proposal will be more sensitive to its setting than the existing temporary structure on the site and that there will be no subsequent adverse impacts on the Weldon Conservation Area.

### **Conclusion:**

The primary school is a key piece of local infrastructure which needs to remain an attractive place for parents to send their children in their formative years. It is clearly important that the school's facilities meet today's modern educational requirements and provide a safe and attractive learning environment for pupils and teachers alike.

It is therefore considered that the enclosed application, which conforms to both national and local planning policy, should be seen favorably and approved without delay in line with the presumption as set out at Para 14 of the Framework.

I trust that the above sufficiently justifies the enclosed planning application and provides the information required to deliver a positive decision.

Should you wish to discuss the above or have any questions in relation to the enclosures then please do not hesitate to contact me.

Kind regards



**Ross Middleton** BA(Hons) MA MRTPI  
Senior Planning Consultant  
APC Planning Ltd