



**Town and Country Planning Act 1990**

**PLANNING PERMISSION**

**Name and address of applicant**

Mr Richard Peck  
Northamptonshire County Council  
Property Services  
PO Box 12  
County Hall  
Northampton  
NN1 1AS

**Name and address of agent (if any)**

**Part I - Particulars of application**

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**Date of Application**

18<sup>th</sup> December 2014

**Application No.**

NCC – 14/00087/CCDFUL  
CBC – 14/00500/COC

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**Particulars and location of development**

New classroom, classroom extensions, new hall and alterations to ancillary spaces in existing school building at Corby Old Village Primary School, High Street, Corby, Northamptonshire NN17 1UU

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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:
  - Application Forms dated 27<sup>th</sup> November 2014;
  - Planning Statement received 12<sup>th</sup> January 2015 dated November 2014;
  - Statement of Need;
  - Design and Access Statement Ver2 received 15<sup>th</sup> December 2014 dated 4<sup>th</sup> November 2014;
  - Drawing No. M5496/A/A001.0 Existing Ground Floor;
  - Drawing No. M5496/A/A002.0 Existing Elevations;
  - Drawing No. M5496/A/A003.0 Existing Basement and First Floor;
  - Drawing No. M5496/A/200.0 Proposed Location and Site Plans;
  - Drawing No. M5496/A/201.0 Proposed Ground Floor;
  - Drawing No. M5496/A/202.0 Proposed Basement and First Floor Plans;
  - Drawing No. M5496/A/203.0 Proposed Elevations;
  - Drawing No. M5496/A/215.0 Proposed Sections S2 and S3;
  - Drawing No. 13679\_MBS\_01 Measured Building Survey;
  - Drawing No. 13679\_MBS\_02 Measured Building Survey;
  - Drawing No. 13679-Topo-1 Topographical Survey;
  - Report on Ground Investigation ref. AG2063-14-T65 Issue 1 dated September 2014; and
  - Travel Plan dated October 2014 updated January 2015.

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).

## Construction Management

3. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the County Planning Authority. The Construction Management Plan shall include and specify the provision to be made for the following:
  - (i) Location of construction and contractors compound and details of management of construction and operatives traffic;
  - (ii) Overall strategy for managing environmental impacts and potentially damaging construction activities which may arise during construction;
  - (iii) Details for protection of the adjacent grade II Listed Building and its curtilage and the Corby Old Village Conservation Area boundary wall;
  - (iv) Procedures for maintaining good public relations including complaint management, public consultation and liaison;

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- (v) Measures to control the emission of dust and dirt during construction;
- (vi) Control of noise emanating from the site during the construction period;
- (vii) Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
- (viii) Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- (ix) Details of areas for storage of plant and materials used in constructing the development;
- (x) Details of how all trees and hedgerows that are to be retained shall be protected from any development, including the storage of earth and materials, by means of appropriate fencing and ground protection, exclusion barriers and warning signs in accordance with the provisions of the British Standard BS5837:2012 Trees in relation to design, demolition and construction;
- (xi) Details of a strategy for dealing with the occurrence of breeding birds and other protected species as advised by a qualified ecologist;
- (xii) Procedures for dealing with variations, investigation and reporting of unplanned incidents(e.g. pollution or unexpected occurrence of protected species);
- (xiii) Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from construction works including confirmation of any material exports, routing and deposition sites.

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

Reason: In the interests of residential amenity, highway safety, visual amenity, and biodiversity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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

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

### **Highway Safety and Traffic Management**

6. 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.
7. Prior to the commencement of the development a revised scheme for the school parking area shall be submitted to the County Planning Authority for approval in writing which retains provision for parental pick up and drop off and traffic in and out to be managed to avoid congestion on the public highway. The scheme as approved shall be implemented and maintained.

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

### **Design**

8. Prior to the commencement of the development hereby permitted, final design details of the external appearance of the new hall building shall be submitted to and approved in writing by the County Planning Authority. The details shall include changes to the fenestration to match the current school windows. The development shall be implemented in accordance with the approved details.

Reason: In the interests 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).

### **Materials**

9. Prior to the commencement of the development hereby permitted, details of the materials to be used for the external appearance of the building and external hard surfaces to match the existing shall be submitted to and approved in writing by the County Planning Authority. The details shall include the materials, colours and finishes to be used on the building and other external hard surfaces. The development shall be implemented in accordance with the approved details.

Reason: In the interests 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).

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## Travel Plan

10. Prior to the occupation and use of the development, a revised travel plan shall be submitted for approval in writing by the County Planning Authority in consultation with the Highway Authority. The approved travel plan shall be implemented by the School Management Team and subsequently reviewed on an annual basis and thereafter updated where appropriate with updated to be submitted to the County Planning Authority for approval in writing.

Reason: To reduce the number of car borne journeys related to the development and to encourage the use of means of transport other than the private car having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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

## 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).

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## 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 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.
5. The applicant is reminded that if bats are discovered on the site at any time all work must halt and Natural England should be contacted for advice. All species of bats found in the UK are European Protected Species under the Habitats Directive 1992, the Conservation of Species and Habitats Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).
6. The applicant's attention is drawn to the Crime Prevention Design Advisor's comments:
  - Preventing east access to roofs must be considered. External rainwater pipes can be used for climbing and should be either square or rectangular in section, flush fitted against the wall or contained within a wall cavity or covered recess. Overhangs or physical barriers should be used to prevent access to the flat roofs.
  - The minimum protection of window apertures at ground floor and easily accessible locations is that windows must be certified to BS PAS24:2012. All glazing in windows that are easily accessible must include on pane of attach resistant laminated glass to BS EN 356:2000 P1A.
  - All external doorsets need to be certified to a minimum of BS PAS24:2012, this includes laminated glazing. In addition to these requirements, doorsets designed as 'emergency' or 'panic' exits must be fitted with the hardware appropriate to the specific use: BS EN 179: 2008 Emergency exit devices – BS EN 1125:2008 Panic exit device.

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## REASONS FOR APPROVAL

The applicant is seeking planning permission to expand Corby Old Village Primary School to a full one form of entry school with an increase in pupil numbers from 175 to 210 in order to accommodate the increasing number of primary-aged children in the area. A new single storey classroom extension is proposed to provide a total number of seven classrooms, one for each year group. Three existing under-sized classrooms are also proposed to be extended in order to accommodate classes of 30 children. A new hall is also proposed to replace the existing under-sized hall which will be converted into a Library and Resource Centre. Other works also include the reallocation of space to allow for a Medical Inspection Room, wheelchair accessible toilet and reprographics area and the provision of new staff toilets. The construction of the new classroom extension will result in the loss of six car parking spaces.

The objections raised by Corby Borough Council and the North Northamptonshire Joint Planning Unit relating to the design and appearance of the new hall must be balanced against the statutory requirement for school places to meet educational needs, and the increased demand for primary school places. The NPPF support in paragraph 72 for the need to create, expand or alter schools in order to ensure that there is sufficient choice of school places available carries great weight in support of the application. Whilst it is acknowledged that the existing school design has architectural merit including related to its u shaped layout around a courtyard the applicant has explored other options for locating the new school hall and matching the existing roof pitch and there are practical difficulties and constraints which has resulted in these being ruled out. It is considered that subject to conditions requiring final details of the materials and fenestration and the final external appearance of the new hall to be submitted for approval that on balance the proposed development is acceptable having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

The objections raised by the Highway Authority relating to inadequate existing traffic management and capacity are also noted but it is considered that it would be unreasonable to require the applicant to address local infrastructure and existing capacity issues at drop-off and pick-up times for the relatively small proposed increase in pupils. The school has an existing arrangement where parents utilise the on-site car park, which the school has indicated will continue and this can be controlled by planning condition. The issues around parents travelling by car are best addressed as far as possible in the school Travel Plan. A robust Travel Plan is therefore required to be secured via planning condition. Subject to the submission of a construction management plan and restrictions on the timing and entry and exit of construction vehicles, it is considered that the highway safety impacts can be safely managed to an acceptable degree. It is therefore concluded that the Highway Authority's objections are outweighed by the great weight afforded to school extensions in the NPPF.

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

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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) and Policy 13 of the North Northamptonshire Core Spatial Strategy (2008). It is therefore recommended that planning permission be granted subject to the conditions 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 25<sup>th</sup> February 2015

Signed G.P. Watson

For Assistant Director of Environment and  
Planning

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