Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
Gloucester Nursery School
Northampton
Northamptonshire
NN4 8PH

Name and address of agent (if any)
Surham, Tompkins & Partners
Cottage Farm
Sywell
Northampton
NN6 0BJ

Part I - Particulars of application

Date of Application
23 December 2014

Application No.
NCC Ref: 14/00088/CCDFUL

NBC Ref: N/2015/0013

Particulars and location of development

New single storey modular building to existing nursery school at Gloucester Nursery School, Camborne Close, Northampton, Northamptonshire, NN4 8PH.

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 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. 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 2 December 2014
- Planning Statement dated 2 December 2014

Drawings

- Drawing No. 10 Scheme as Proposed
- Drawing No. 11 Site/Location Plans

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.

Travel Plan

3. Prior to the occupation and use of the development, a revised travel plan shall be submitted for approval in writing by the Planning Authority in consultation with the Highway Authority. The approved travel plan shall be implemented and subsequently reviewed on an annual basis and updated where appropriate with updates to be submitted to the 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 C2 of the West Northamptonshire Joint Core Strategy 2014.

Highways

4. Prior to the commencement of any part of the development hereby permitted, a management plan detailing the delivery route and means of access for the installation of the mobile classroom unit shall be submitted to and approved in writing by the Planning Authority.

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

Trees

5. 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/protection in accordance with the provisions of the BS5837:2012. The fencing/protection shall be erected in accordance

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with the approved details 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/protected 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 Planning Authority.

Reason: In the interests of amenity protection, landscape character and biodiversity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy 2014.

REASONS FOR APPROVAL

Overall, the design and appearance of the proposed modular building 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 subject to conditions being imposed requiring the applicant to provision of a school travel plan and a construction management plan. The increase in numbers at the nursery is relatively small and whilst this may result in a small increase in traffic at peak times this is not considered to be so significant to justify refusal, particularly when balanced against the great weight in support of the development in Paragraph 72 of the NPPF. Therefore, the proposed development is considered to be acceptable having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (Part 1) (December 2014).

POSITIVE AND PROACTIVE MANNER STATEMENT

In determining this planning application, the 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.

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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 is undertaken by a competent person to ensure that no breeding birds will be adversely affected.

Date 6th February 2015

Signed

For Assistant Director of Environment and Planning

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