



**Town and Country Planning Act 1990**

**PLANNING PERMISSION**

**Name and address of applicant**

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

NCC Property Services  
John Dryden House  
8 - 10 The Lakes  
Bedford Road  
Northampton  
NN4 7DA

**Part I - Particulars of application**

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**Date of Application**

**Application No.**

13 March 2015

**NCC Ref:** 15/00017/CCDFUL

**WBC Ref:** WP/15/00162/CRA

**Particulars and location of development**

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Installation of single mobile classroom at  
Ecton County Primary School, West Street, Ecton, Northampton, Northamptonshire,  
NN6 0QF.

**Part II - Particulars of decision:**

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**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:-

**1. Time Limit**

The use of the temporary classroom hereby permitted shall cease on the 30th April 2020 and within 3 months of that date the unit shall be removed from the site and the land shall be reinstated to playground use.

Reason: In the interests of visual amenity.

**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.

## 2. **Scope of Permission**

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 27th February 2015;
- Design and Access Statement Ref. DA/01 dated February 2015;
- Planning Statement dated March 2015;
- Drawing No. W0207A Site Plan;
- Drawing No. D88384 Elevations and Floor Plan; and
- Construction Management Plan received 8th April 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).

## 3. **External Lighting**

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 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 in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

## 4. **Building Orientation and Residential Privacy**

The new mobile classroom shall be orientated to ensure that elevation A faces the existing school buildings to the north with elevation C facing south towards the school boundary and the nearest new property on West Street.

5. Prior to occupation of any part of the development hereby permitted an obscure glazing film shall be fitted to all glass windows and doors along elevations C and D of the proposed single mobile. The obscure film shall be maintained for the duration of the use of the mobile classroom at the site.

Reason for conditions 4 and 5: In the interests of amenity and privacy having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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6. **Construction Management Plan**

The approved Construction Management Plan received 8th April 2015 shall be implemented as approved throughout the construction period.

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

7. **Highway Safety**

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

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

8. All delivery vehicles arriving at the site shall be sheeted to prevent material spillage or wind blow.

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

9. **Travel Plan**

Within 3 months of the occupation and use of the development, the existing Travel Plan shall be reviewed and updated and submitted to the County Planning Authority for its approval. The plan as approved shall thereafter be implemented and should be reviewed on an annual basis and updated where appropriate.

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).

10. **Complaints**

In the event that complaints regarding dust, noise, lighting or other land use planning matters related to construction activities are received by the County Planning Authority related to construction activities from any sensitive receptor, and thereafter notified to the occupier, an assessment of the complaint shall be undertaken by the occupier. A report on the findings, 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 receipt of the

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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).

## 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.

## 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. In order to protect trees and shrubs on the southern boundary of the site the works should be implemented in accordance with the guidance provided by the *NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees - Issue 2*.
5. The following should be included, which if implemented will reduce the likelihood of crime, disorder and anti-social behaviour occurring:
  - (a) Glazing should not be float glass. It is suggested that one pane is laminated and one toughened. This is for safety and security reasons as float glass will break in to sharp shards.
  - (b) Intruder Alarm System: an alarm that is monitored and that complies with ACPO (Association of Chief Police Officers) directives and BSDD:243 is

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recommended. A dedicated phone line is usually required.

(c) Mark assets: Property marking is the permanent identification of items to deter thieves by providing evidence that links them to the scene of a theft and enables stolen goods to be returned. An overt marking system is recommended with either permanent stickers or etching solution as these types of marking make it very difficult for offenders to sell on plus they can more easily be charged with possession of stolen goods if property is easily identified.

(d) Valuables: Although it is preferable that all valuable equipment is not left in a portacabin, should the need arise a traditional safe or cage that is fixed into the base should be available.

6. The applicant's attention is drawn to the attached standard advice from the Crime Prevention Design Advisor for mobile classroom units.

Date 8<sup>th</sup> May 2015 Signed G.P. Watson

For Assistant Director of Environment and Planning

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