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

Date of Application  Application No.

11 June 2015  NCC Ref: 15/00033/CCDFUL

NBC Ref: N/2015/0677

Particulars and location of development
Installation of double mobile classroom at Hardingstone County Primary School, Martins Lane, Northampton, Northamptonshire, NN4 6DJ.

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 hereto in accordance with the application and plans submitted subject to the following conditions:-

1. Duration and Cessation

This permission shall be limited to a period of time expiring 31 August 2017. The mobile classroom unit shall be removed no later than this date, or at an earlier date if no longer required for the purposes for which they were installed, and the site shall be restored to its former condition within a further 28 days.

Reason: To ensure the temporary nature of the permitted use and in the interests of visual amenity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

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 the 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 documents and plans:

a) Application Forms dated 20 April 2015;
b) Planning Statement dated April 2015;
c) Design & Access Statement dated July 2015;
d) Drawing No. 91430 Location Plan;
e) Drawing No. 91430 Sectional Elevation;
f) Drawing No. D88009 Elevations and Floor Plan; and
g) Delivery Method Statement received 2 July 2015.

Reason: For the avoidance of doubt and in the interests of amenity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

3. **Travel Plan**

Within 3 months of the occupation and use of the development, a 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 and subsequently reviewed on an annual basis and updated where appropriate with updates 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 S10 of the West Northamptonshire Joint Core Strategy (2014).

4. **Hours of Construction**

Except as may otherwise be agreed in writing by the County Planning Authority and 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 S10 of the West Northamptonshire Joint Core Strategy (2014).

5. **Hours of Working Construction Delivery**

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 during school term time.

Reason: To protect the amenities of neighbouring properties from noise and

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other disturbance and in the interests of amenity and highway safety having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

6. **Trees**

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 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 County 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).

7. **Complaints**

In the event that 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 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 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 S10 of the West Northamptonshire Joint Core Strategy (2014).

**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.

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INFORMATIVES

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 366130) 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 following measures recommended by Northamptonshire Police particularly if electronic equipment is stored within the unit. Portacabin structures are inherently weak structures and the following measures enhance their security:

   a) The fire exit doors need to be solid and steel faced with no glazing. The steel facing should be secured with non-return screws or coach bolts. The door also needs to be fitted with hinge bolts to protect the external hinges.
   b) The windows need to be fitted with weldmesh to make access through the glazing more difficult.
   c) Where the school is alarmed then the mobile classroom needs to be alarmed as an extension of the main provision.
   d) All computers/iPads need to be overtly marked with the name of the school and its postcode and where practicable computers should be stored in a lockable store with secure locking - BS 3621 or similar.
   e) For the personal safety of teachers and pupils alike teachers within mobiles should be able to call for assistance if faced with an angry parent or unauthorised intruder. There should be a recognised system in place.

Signed [Signature]

Date 5th August 2015

For Assistant Director of Environment and Planning

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