Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
NCC Property Services
County Hall
Guildhall Road Block
Northampton
NN1 1ED

Name and address of agent (if any)
GP Planning
The Stables
Long Lane
East Haddon
Northampton
NN6 8DU

Part I - Particulars of application

Date of Application
22 July 2015

Application No.
NCC Ref: 15/00054/CCDFUL
KBC Ref: KET/2015/0612/NCC

Particulars and location of development
Installation of a double mobile classroom at
Wren Spinney School, Westover Road, Kettering, Northamptonshire, NN15 7LB.

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:-

1. Duration and Cessation

This permission shall be limited to a period of time expiring 30 September 2020. 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 13 of the North Northamptonshire Core Spatial Strategy (2008).

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 19 June 2015;
b) Planning Statement/Design and Access Statement dated 7 July 2015;
c) Arboricultural Report ref. 15-0593 3693 08 v2 dated June 2015;
d) Drawing No. K0166A/A3 Wren Spinney School New Mobile;
e) Drawing No. 6004C Floor Plan and Elevations; and
f) Floor Plan.

Reason: For the avoidance of doubt and in the interests of amenity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

3. Replacement Planting Scheme

Within three months of the occupation of the development hereby permitted, a Replacement Planting Scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include types, number and sized of species proposed with a focus on native species.

The replacement planting scheme as agreed in writing by the County Planning Authority shall be implemented within the first available planting season following the completion of the development hereby permitted.

Reason: To ensure the enhancement of the site and to safeguard the visual amenities of the vicinity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

4. Landscape Maintenance

Trees, shrubs and hedges planted in accordance with the approved scheme shall be maintained and any plants which die, are removed or become seriously damaged or diseased within five years of planting shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing with the County Planning Authority.

Reason: To ensure the enhancement of the site and to safeguard the visual amenities of the vicinity 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

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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 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.

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.

5. Northamptonshire Police recommend the following measures which if implemented will reduce the likelihood of crime, disorder and anti-social behaviour occurring:

a) Glazing: suggest one pane is laminated and one toughened. This is for safety and security reasons as float glass will break in to Sharpe shards.

b) Intruder Alarm System: suggest an alarm that is monitored, links in to the alarm system and that complies with ACPO (Association of Chief Police Officers) directives and BSDD:243. 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. I suggest an overt marking system 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. Example of a companies that supply Police approved marking products

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d) Valuables: Although it is preferable that all valuable equipment is not left in a mobile classroom should the need arise: A traditional Safe or cage that is fixed into the base should be available.

e) No access should be gained under the classroom.

f) Doors should have multi-point locking and the lock should comply with BS 3621 (emergency escape should be possible). The door should be as thick as the building fabric will allow and solid core.

g) Windows should have multi-point locking and window restrictors fitted.

Date 3rd September 2015 Signed ____________________________

For Assistant Director of Environment and Planning

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