Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant      Name and address of agent (if any)
Babcock and Brown & Northamptonshire County Council (c/o Education Services)  Tuckley Chester Design Ltd
John Dryden House                  Unit 9, Bell Plantation
PO Box 216                         Watling Street
Northampton                         Towcester
NN4 7DE                             Northamptonshire
                                         NN12 6HN

Part I - Particulars of application

Date of Application                  Application No.
7th August 2007                      07/00042/CCD / N/2007/1046

Particulars and location of development

Erection of a single storey extension, external buggy store and new covered play area to form a new pre-school Children's Centre at Ecton Brook Primary School, Ecton Brook Road, Northampton

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.

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 submitted application.

Materials

3. All materials on the proposed extension shall match those on the existing school building as closely as possible with regard to type, colour and texture.

Hours of Operation

4. Except as may otherwise be agreed in writing by the County Planning Authority, the use hereby permitted shall not be carried on other than between the hours of 0800 and 1800 on Monday to Friday inclusive and at no time on weekends, Public and Bank Holidays except for works of essential maintenance or which are to respond to an emergency.

Site Investigation/Contamination

5. No development shall take place until a desktop study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desktop study and site investigation report shall be submitted to and approved in writing by the County Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (a phasing programme), which shall be submitted to and approved in writing by the County Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation reports(s) shall be submitted to the County Planning Authority within two weeks of completion (or within 2 weeks of completion of each respective phase).

Hours of Construction Works

6. Except as may otherwise be agreed in writing by the County Planning Authority all construction works shall be confined to the hours of 7.30am to 5.30pm Mondays to Friday and 8.00am to 1.00pm on Saturdays, with no works on Sundays, or Public Holidays.

Reasons for conditions and relevant Development Plan Policies

1. 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.

2. To define the scope of the permission and in the interest of clarity.

3. In the interests of visual amenity and in accordance with policy GS5 (Design) of

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Northamptonshire County Structure Plan (2001) and policy E20 of the Northampton Borough Council Local Plan (1997).

4. To safeguard the amenities of the occupiers of properties in the vicinity of the site and to comply with policy GS5 (Design) of Northamptonshire County Structure Plan (2001) and policy E20 of the Northampton Borough Council Local Plan (1997).

5. To ensure that there is no unacceptable level of risk resulting from previous contamination of the site.

6. To protect the amenities of nearby occupiers of property from noise and other disturbance.

Informative(s)

1. For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows: -


2. The applicant is advised to ensure that the building is adequately protected from traffic noise.

REASONS FOR APPROVAL

The siting, size and design of the proposed extension is considered to be acceptable and generally in keeping with the character and appearance of the existing school building. It is also considered that the proposed extension will not have an adverse impact on the residential amenity of neighbouring properties. In addition, it is deemed that the slight increase in traffic associated with the formation of the new Children’s Centre would not be sufficient to justify refusal of the application.

The application is therefore considered to be acceptable in accordance with policy GS5 (Design) of Northamptonshire County Structure Plan (2001) and policy E20 (New Development) of the Northampton Borough Council Local Plan (1997).

Date: 24 September 2007 Signed:  
On behalf of the Chief Planning Officer

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