



Northamptonshire
County Council

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council

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

Guilsborough School
West Haddon Road
Guilsborough
Northamptonshire
NN6 8QE

Name and address of agent (if any)

Brian Cole Associates
Lloyds Bank Chambers
48a Market Street
Wellingborough
Northamptonshire
NN8 1AA

Part I - Particulars of application

Date of Application

6th January 2009

Application No.

09/00001/CCD and DA/2009/0014

Particulars and location of development

Parking space coach drop-off/parking facility with turning space including lighting and widened access road to accommodate coach parking. Various minor internal alterations to road layout, primarily road markings and speed hump, relocation of polytunnels and planting beds and low level planting to coach parking area, Guilsborough School, West Haddon Road, Guilsborough, Northamptonshire, NN6 8QE.

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.

Reason: To conform to 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. 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 i.e. Planning Application forms and Certificates, Site Plan (Ref. AD 4042 – dated Sep 04), Design and Access Statement (dated December 2008), Survey and Evaluation of Conservation Value (dated November 2008), Transport Statement, (Ref.4085 R002 TS), Archaeological Desk Top Study (Ref.AC3172/D1), Flood Risk Assessment (Ref. 4085 R001 FRA), and Drawing No.4085-SK-10 Revision A (Highway Access Works) and Drawing No.4085/SK/12 Revision D).

Security Fencing

3. The Security Fencing parallel to the south-western boundary of the site adjacent to the rear of residential properties on West Haddon Road shall be of 2.4 metre high green Weld-mesh fencing as shown on Drawing 4085/SK/12 Revision D received on 27th March 2009.

Reason: To retain control of the external appearance of the development in the interest of visual amenity and in accordance with Policy 2 of the East Midlands Regional Plan (March 2009) which promotes better design.

Trees

4. All existing trees within the site and on the site boundaries shall be retained and protected from any development including the storage of earth and materials in accordance with the provisions given in BS 5837: 2005 "Guide for Trees in Relation to Construction".

Reason: In the interests of visual amenity and in accordance with Policy 2 of the East Midlands Regional Plan (March 2009) which promotes better design.

Landscaping

5. Within 3 months of the date of this permission a scheme of landscaping incorporating native species shall be submitted to the County Planning Authority which shall make provision for the retention of existing landscaping within the site together with additional, amenity planting between the proposed weld-mesh security fencing and the existing rear garden boundaries of the adjacent residential properties on West Haddon Road and adjacent to the access road along the boundary with 42 West Haddon Road where gaps exist. Once approved, the scheme shall be implemented during the first available planting season following the commencement of the development. Any tree, shrub or hedge planted in accordance with the approved scheme shall be maintained and any plants which within five years

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of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the County Planning Authority.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality, and to protect neighbour amenity in accordance with Policy 2 of the East Midlands Regional Plan (March 2009) which promotes better design.

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 8.00am to 5.30pm Mondays to Friday and 8.00am to 1.00pm on Saturdays, with no works on Sundays, or Public Holidays. During school term construction traffic or deliveries shall not be permitted to enter or leave the site between 08.15am to 09.00am and 14.45pm and 15.45pm.

Reason: To protect the amenities of neighbouring properties from noise and other disturbance in accordance with Policy 2 of the East Midlands Regional Plan (March 2009) which promotes better design.

Surface Water Drainage

7. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas for less than fifty spaces and hardstandings should be passed through trapped gullies with an overall capacity compatible with the site being drained.

Reason: To prevent pollution to the water environment and in accordance with Policy 32 of the East Midlands Regional Plan (March 2009) which promotes the protection of water quality and resources.

Lighting

8. No lighting system shall be installed in respect of the development hereby approved until full details have been submitted to the County Planning Authority for approval and shall then only take place in accordance with the details as approved in writing.

Reason: To prevent light spillage and in the interest of residential amenity and in accordance with Policy 2 of the East Midlands Regional Plan (March 2009) which promotes better design.

9. Unless otherwise approved in writing by the County Planning Authority the use of any scheme of lighting approved under condition 8 of this permission shall be restricted to between 07.30 and 09.00 hours and 15.00 and 18.00

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hours, except for school organised open/parent evenings when lights shall be switched off no later than 22.00 hours on a maximum of 10 occasions in a calendar year.

Reason: To prevent light spillage and in the interest of residential amenity and in accordance with Policy 2 of the East Midlands Regional Plan (March 2009) which promotes better design.

Traffic Management Measures

10. No later than 6 months from the date of this planning permission a scheme of traffic measures/works in respect of the area of land between the front of the school and West Haddon Road with the objective of facilitating its safe and effective use for the dropping-off and collection of students by parents shall be submitted to the County Planning Authority. Once approved the measures/works shall be implemented in full no later than 6 months from the approval date in accordance with the details as approved unless otherwise agreed in writing by the County Planning Authority.

Reason: In the interests of highway safety and in accordance with Policy 43 of the East Midlands Regional Plan (March 2009) which promotes improvement in highway safety.

INFORMATIVE

Letter dated 12th February 2009 from the Environment Agency, a copy of which is attached to this planning permission.

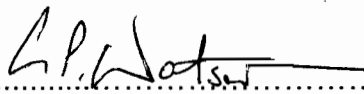
REASONS FOR APPROVAL

Notwithstanding the stance taken by Sport England and the objection raised by Daventry District Council it is considered that, on balance, the proposal accords with the Development Plan in particular Policy 2 (Promoting Better Design) and Policy 43 (Regional Transport Objectives) of the East Midlands Regional Plan (March 2009), Policy GN2 (Criteria for Development) and Policy RC2 (Loss of Open Space) of the Daventry District Local Plan (June 1997) and has not been conclusively shown to be in conflict with the Government's advice in respect of loss of open space or playing fields as set out in Planning Policy Guidance Note 17 'Planning for Open Space, Sport and Recreation'. Furthermore, any objection to the proposal on loss of open space/playing fields on policy grounds has to be weighed against the very significant highway safety benefits which will accrue from the proposal, which will result in safer provision for students to be dropped-off and picked-up at the beginning and end of the school day, and which is supported by the Highway Authority. It is also considered that the design and appearance of the proposed facility is acceptable and would not have a

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significantly detrimental impact upon the residential amenity of the adjacent properties on West Haddon Road having regard to Policy 2 of the East Midlands Regional Plan (March 2003) and Policy GN2 of the Daventry District Local Plan (June 1997) nor would it result in unacceptable detriment to either ecological or archaeological interests. As a consequence it is considered that, on balance, the factors in favour of approving this application outweigh the impact on loss of playing fields. In view of the Sport England objection, the application has been referred to the Secretary of State for consideration as to whether he should call it in for his determination. The Secretary of State has similarly concluded that the highway safety issues clearly outweigh the unfortunate small loss of open space/playing field (which accords with Policy 43 of the East Midlands Regional Plan (March 2009)). Therefore, subject to the imposition of conditions as set out above, it is considered that planning permission should be granted.

Date..... 5th August 2009

Signed 

For Chief Planning Officer

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.

If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or the grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/08a Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements (a), to the provisions of the development order, and to any direction given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

2. *If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.*

3. *In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.*

(a) *The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.*

4. *Guidance on using the Planning Portal's online appeals service, see leaflet PCS4 available at http://www.planningportal.gov.uk/PpWeb/jsp/redirect.jsp?url=http%3A//www.planningportal.gov.uk/uploads/pins/pcs_a5_leaflet.pdf*

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Northamptonshire County Council
Development Control
PO Box 163
Northampton
Northamptonshire
NN1 1AX

Our ref: AN/2009/106905/01-L01

Your ref: 09/00001/CCD

Date: 12 February 2009

FAO Stuart Smith

Dear Sir

21 NO. PARKING SPACE COACH DROP OFF/ PARKING FACILITY WITH TURNING SPACE INCLUDING LIGHTING. WIDENED ACCESS ROAD TO ACCOMMODATE COACH PARKING. VARIOUS MINOR INTERNAL ALTERATIONS TO ROAD LAYOUT, PRIMARILY ROAD MARKINGS AND SPEED HUMPS. RELOCATION OF POLYTUNNEL AND PLANTING BEDS. LOW LEVEL PLANTING TO COACH PARKING AREA.

GUILSBOROUGH SCHOOL, WEST HADDON ROAD, GUILSBOROUGH, NORTHAMPTON, NN6 8QE

Thank you for referring the above application, which was received on 13 January 2009.

The Environment Agency has no objection to the proposed development, as submitted, subject to the imposition of the following Condition on any subsequent planning permission granted:

CONDITION:

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas for less than fifty spaces and hardstandings should be passed through trapped gullies with an overall capacity compatible with the site being drained.

REASON:

To prevent pollution to the water environment.

Subject to the approval of the Local Authority's Building Regulations team, a percolation test must be undertaken in accordance with BRE Digest 365 to ensure that soakaways will work adequately in adverse conditions i.e. ability to drain the worst-case storm event for a 100-year return period, inclusive of an allowance for climate change. If, after tests, it is found that soakaways do not work satisfactorily, alternative surface water drainage proposals should be submitted.

Prior to the commencement of development the developer will be required to produce a Site Waste Management Plan setting out how waste produced during construction and any waste produced preparatory thereto (in particular demolition waste should demolition form part of site preparation) is to be managed, in accordance with The Site Waste Management Plans Regulations 2008.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours faithfully

John O'Neill
Planning Liaison Officer

Direct dial 01536 385116

Direct fax 01536 411354

Direct e-mail john-edward.oneill@environment-agency.gov.uk