

**Town and Country Planning Act 1990****PLANNING PERMISSION****Name and address of applicant**

Northamptonshire County Council
John Dryden House
PO Box 216
8-10 The Lakes
Northampton
NN4 7DD

Name and address of agent (if any)

GSS Architecture
2 Spencer Parade
Northampton
Northamptonshire
NN1 5AA

Part I - Particulars of application

Date of Application

20th April 2009

Application No.

NCC – 09/00026/CCD

CBC – 09/00192/COC

Particulars and location of development

Removal of mobile classroom, and extension to building to create new reception classroom, and associated internal alterations including new family room, staff room, reception area, offices, nurture and sensory room, and ICT room at Hazel Leys School, Gainsborough Road, Corby, NN18 0QF

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:-

Commencement

1. The development to which this 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.

Reason: 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.

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.

Reason: To define the scope of the permission and in the interest of clarity.

Hours of Construction Works

3. 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 Fridays and 8.00am to 1.00pm on Saturdays, with no works on Sundays or Public Holidays.

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

Temporary Access for Construction Purposes

4. Access to the site for construction purposes shall be via the existing temporary construction access located as shown on the plan received by the County Planning Authority dated 10th June 2009 (copy attached to this permission).

Reason: To ensure the site is accessed in a safe and appropriate location so as to ensure the safety of all road users in the area is maintained, and in accordance with Policy 2 'Promoting Better Design' of the East Midlands Regional Plan (March 2009) and Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Materials

5. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type and colour those on the existing school buildings and shall be in accordance with those details supplied as part of the planning application.

Reason: To ensure that the proposed development is in keeping with the design and appearance of the existing development on the site, and to have regard for Policy 2 'Promoting Better Design' of the East Midlands Regional Plan (March 2009) and Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Lighting

6. No additional external lighting shall be installed until a scheme of all lighting provision related to the development hereby permitted has been submitted to and approved in writing by the County Planning Authority. The scheme shall

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include details of the types and height of lights and/or light columns, their location, technical specification, means of preventing or minimising light spillage and the proposed hours of use.

Reason: To protect the amenities of nearby properties, and to have regard for Policy 2 'Promoting Better Design' of the East Midlands Regional Plan (March 2009) and Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Informative(s)

1. For the avoidance of doubt the drawings and documentation to which this decision refers are as follows: -
Application Form – Dated April 2009;
Design and Access Statement – 20 April 2009
Plans:
Drawing No S1: Existing Ground Floor Plan; dated 19/01/09; Drawing No S2: Existing Elevations; dated 19/01/09; Drawing No S3: Existing Sections; dated 19/01/09; Drawing No S4: Topographical Survey; dated 19/01/09; Drawing No S5: Existing External Play Areas; dated 19/03/09; Drawing No S6: Site Location Plan; dated 15/04/09; Drawing No SK02: Proposed Floor Plan; dated 12/03/09; Drawing No SK03: Proposed External Play Areas; dated 19/03/09; Drawing No SK04: Proposed Elevations; dated 08/04/09; Drawing No SK05: Proposed Site Plan; dated 16/04/09.
2. The use of the existing construction access from the Sower Leys Highway, located on and providing access to the neighbouring property, is subject to a formal agreement with Walton Homes.

REASONS FOR APPROVAL

The development is considered acceptable in terms of the East Midlands Regional Plan (March 2009) Policy 2 'Promoting Better Design' which seeks to continuously improve the layout and design of developments, by encouraging designs which take account of local character, designs which reduce crime, while taking account of the transport and access needs of a development. The development is also acceptable in terms of the North Northamptonshire Core Spatial Strategy Policy 13, which seeks to ensure developments are of high quality design, while minimising amenity impacts. The scale of the development and the materials proposed are considered appropriate in terms of compatibility with the existing built development on the site. The application does not result in a significant amenity impact so as to justify refusal of the application.

Date 11th June 2009

Signed G.P. Watson

For Chief Planning Officer

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1. *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

10 JUN 2009

GROWTH MANAGEMENT

NORTHAMPTONSHIRE

APPROVED

COUNTY COUNCIL

EXTENSION.

APPROX
CROSSING
POSITIONS

PROPOSED TEMP
ACCESS FOR
CONTRACTOR

WALTON HOMES
TEMP ROAD.

112.5m

24

ESS

36

69

99

2

