Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant          Name and address of agent (if any)
Bovis Lend Lease Consulting Ltd       PHP Architects
     c/o Property Asset Management    The Old Rectory
     Northamptonshire County Council Milton Malsor
     PO Box 128, County Hall          NORTHAMPTON
     Northampton                       NN7 3AQ

Part I - Particulars of application

Date of Application          Application No.
17th September 2009            NCC Ref: 09/00059/CCD
                                KBC Ref: KET/2009/0576/NCC

Particulars and location of development

New school hall and ancillary facilities to replace existing temporary mobile building and the installation of a temporary mobile classroom unit for use during construction at Cranford CE Primary School, Church Lane, Cranford, KETTERING, NN14 4AE

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 with 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.

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

Materials

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those detailed in the application, and shall be in accordance with details/samples of materials submitted to and approved in writing by the County Planning Authority, prior to works commencing on the site.

REASON: To ensure the use of appropriate materials in the interests of preserving or enhancing the character and appearance of the Conservation Area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Landscaping

4. No later than the completion of the building works, a scheme of landscaping incorporating native species shall be submitted to the County Planning Authority. Once approved, the scheme shall be implemented during the first available planting season following the commencement of development. Any trees, shrubs or hedges planted in accordance with the approved scheme shall be maintained and any plants which within five years of planting either 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 preserve and enhance nature conservation interests with regard to policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Temporary Classroom Accommodation

5. The temporary mobile classroom hereby approved shall only remain on site for the duration of the construction works. At or before the completion of the construction works, the mobile classroom shall be removed and the site restored to its former condition.

REASON: In the interests of visual amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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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 13 of the North Northamptonshire Core Spatial Strategy (2008).

Construction Management

7. Prior to the commencement of development, a scheme detailing the on-site construction staff accommodation, storage of plant and materials, parking and manoeuvring of site operatives and visitor vehicles, together with the loading/unloading and manoeuvring of goods vehicles, shall be submitted to and approved in writing by the Country Planning Authority. The agreed works shall then be implemented before any other building or engineering operations are commenced.

REASON: In the interests of highway safety in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Temporary Construction Access

8. Prior to the commencement of development, detailed plans of the temporary construction access, including a full section, shall be submitted to and approved in writing by the Country Planning Authority. The agreed works shall then be implemented before any other building operations are commenced.

REASON: In the interests of highway safety in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Highway Safety

9. Operations shall be controlled to ensure that no mud or other debris is deposited on the public highway.

REASON: In the interests of highway safety in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Protection of breeding birds

10. Operations that involve the destruction and removal of trees and other vegetation shall not be undertaken during the months of March to August inclusive, unless an ecologist report is submitted to demonstrate that breeding birds will not be affected and this has been approved in writing by the County Planning Authority.

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REASON: To ensure that breeding birds are not adversely affected in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

**Protection of Trees/Hedgerows**

11. All trees and hedgerows to be retained shall be protected from any development, including the storage of earth and materials, by means of appropriate fencing in accordance with the provisions of the British Standard 5837:2005 “Recommendations for Trees in Relation to Construction”, or as otherwise may be agreed in writing with the County Planning Authority.

REASON: In the interest of amenity with regard to 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:-


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, PO Box 163, County Hall, Guildhall Road, Northampton, NN1 1AX (Tel: 01604 236700).

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. Prior to the commencement of any site works, all 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.

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REASONS FOR APPROVAL

The location, size and design of the proposed hall is considered to be acceptable and generally in keeping with the overall character and appearance of the existing school. It is also considered that the proposed building will not have a significant adverse impact on the residential amenity of neighbouring properties in High Street and Church Lane. The application is therefore considered to be acceptable in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Date: 30th November 2009    Signed: [Signature]

For Chief Planning Officer

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