



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
NCC Property Asset Management
c/o Bovis Lend Lease Consulting
PO Box 128
County Hall
Northampton
NN1 1AS

Name and address of agent (if any)
PHP Architects
The Old Rectory
Rectory Lane
Milton Malsor
Northampton
NN7 3AQ

Part I - Particulars of application

Date of Application

Application No.

Received – 17th September 2009
Valid – 17th September 2009

NCC – 09/00063/CCD
SNC – S/2009/0987/RG3

Particulars and location of development

School hall extension and ancillary facilities at Cosgrove Primary School, Bridge Road, Cosgrove, Milton Keynes, MK19 7JH.

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. All materials shall be in accordance with the details submitted unless otherwise agreed in writing with the County Planning Authority.

Reason: In the interests of visual amenity and in accordance with Policy 2 "Promoting Better Design" of the East Midlands Regional Plan (2009) and Saved Policy G3 of the South Northamptonshire Local Plan (1997).

Bridge Road Access

4. The improved access should be a minimum width of 4.5m for the first 10m and this area constructed of a bound, metalled material (no gravel). In order to make changes to the existing access, the applicant will be required to apply to this Authority for a Licence under Section 184 of the Highways Act 1980. Pedestrian visibility splays of 2m x 2m should be provided to the right when existing the site and the maximum achievable to the left when existing the site (taking into account land ownership).

Reason: In the interests of highway safety and in accordance with Policy 2 "Promoting Better Design" of the East Midlands Regional Plan (2009) and Saved Policy G3 of the South Northamptonshire Local Plan (1997).

Travel Plan

5. Prior to occupation of the development hereby permitted a Travel Plan for the whole school complex, incorporating this additional facility, shall be submitted to the County Planning Authority for approval in writing. Such a plan is to include details of the provision/encouragement of alternative modes of transport to the car for all users of the site, together with the phasing of measures as appropriate. The approved Travel Plan shall be implemented on the occupation of the development. An annual monitoring report on the plans effectiveness shall be submitted to the County Planning Authority on the anniversary of such approval the conclusions and recommendations of which shall, within 3 months, be implemented in full.

Reason: To reduce the number of car borne journeys related to the development and to encourage the use of means of transport other than the private car and to have regard for Policy 2 "Promoting Better Design" of the East Midlands Regional Plan (2009) and Saved Policy G3 of the South Northamptonshire Local Plan (1997).

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Hours of Construction

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 Monday to Friday 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.

INFORMATIVE

1. For the avoidance of doubt the drawings and documentation to which this decision refers are as follows: -

Application Form dated 17th September 2009.

Planning Support Statement dated September 2009, prepared by PHP Architects.

Design and Access Statement dated September 2009, prepared by PHP Architects.

Statement of Planning Need: School hall for Cosgrove.

Cosgrove School Travel Plan (2009/10) issued September 2009.

Plans:

- Drawing No: 3841/001 Rev P9 Proposed Alterations, PHP Architects;
- Drawing No: 3841/002 Rev P3 Existing Plans, PHP Architects;
- Drawing No: 3841/003 Rev P5 Proposed Elevations, PHP Architects;
- Drawing No: 3841/004 Rev P3 Existing Elevations, PHP Architects.

REASONS FOR APPROVAL

The siting, design and size of the proposed development is considered to be acceptable. It is considered that the new building would have no adverse affect on the residential amenity of the neighbouring properties.

The application is therefore considered to be acceptable in accordance with Policy 2 "Promoting Better Design" of the East Midlands Regional Plan (2009) and Saved Policy G3 of the South Northamptonshire Local Plan (1997).

Date 16th November 2009 Signed G.P. Watson

For Chief Planning Officer

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