



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
NCC (Education) John Dryden House 8-10 The Lakes Bedford Road Northampton NN4 7DD	GHM Consultancy Group Wheathampstead Place Wheathampstead HERTFORDSHIRE AL4 8SB

Part I - Particulars of application

Date of Application	Application No.
28 th September 2009	NCC Ref: 09/00067/CCD SNC Ref: S/2009/0978/NCC

Particulars and location of development

Erection of a single storey building to provide an additional four classrooms, offices, stores, hall, multi-use/music room, covered play area and WC accommodation at Woodland View Primary School, School Lane, Grange Park, NORTHAMPTON, NN4 5FZ

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

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.

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.

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 that the proposed development does not prejudice the appearance of the locality and to have regard for policy 2 of the East Midlands Regional Plan (March 2009) and saved policies G3 and EV1 of the South Northamptonshire Local Plan (October 1997).

Covered Play Area

4. The covered play area shall not be constructed otherwise than in accordance with details to be submitted to and approved in writing by the County Planning Authority, such details to specify the design and external finishes thereof.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to have regard for policy 2 of the East Midlands Regional Plan (March 2009) and saved policies G3 and EV1 of the South Northamptonshire Local Plan (October 1997).

Lighting

5. No external lighting, shall be installed until a scheme of all lighting provision related to the development hereby permitted has been submitted to, and approved by the County Planning Authority. The scheme shall 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. The lights shall be designed, installed, and thereafter maintained in accordance with Institute of Lighting Engineers 'Guidance Notes for the Reduction of Light Pollution'.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to have regard for policy 2 of the East Midlands Regional Plan (March 2009) and saved policies G3 and EV1 of the South Northamptonshire Local Plan (October 1997).

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.

Landscape

6. 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 have regard for policy 2 of the East Midlands Regional Plan (March 2009) and saved policies G3 and EV1 of the South Northamptonshire Local Plan (October 1997).

Ecological Enhancement Plan

7. Before commencement of development an Ecological Enhancement Plan (EEP) for the school site shall be submitted to the County Planning Authority for approval in writing. The plan should set out a range of measures for improving the ecological quality of the site including, but with greater details, those originally suggested in 'Section 3 – Potential for Ecological Enhancement' of the Ecology Report, Appendix J produced by MLM Consulting Ltd as part of the supporting information for the application. (The EEP should also include details of the landscaping scheme for the site, again to be agreed with the County Planning Authority in writing. The landscaping should consist of native species).

REASON: In the interests of the protection of the ecology and associated habitat of the site in accordance with policy 29 of the East Midlands Regional Plan (March 2009).

Travel Plan

8. Prior to the occupation or use of the development hereby permitted, and in any event no later than 3 months from the date of this permission, the submitted School Travel Plan shall 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 in accordance with policy 46 of the Regional Spatial Strategy for the East Midlands (2009).

Hours of Construction Works

9. 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

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.

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 saved policy G3 of the South Northamptonshire Local Plan (October 1997).

Construction Management

10. 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 saved policy G3 of the South Northamptonshire Local Plan (October 1997).

Informative(s)

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

Drawing Nos. L00-010, L00-011, L00-012, L00-013/P1, L00-014/P1, L00-015/P1, L00-016/P1, L00-017/P1 and Planning Support Statement dated August 2009.

2. With respect to construction works to be carried out in close proximity to and using Public Rights of Way as access, please note the following standard requirements:-

- The routes must be kept clear, unobstructed, safe for users, and no structures or material placed on the right of way at all times.
- There must be no interference or damage to the surface of the right of way as a result of the construction. Any damage to the surface of the path must be made good by the applicant, specifications for any repair or surfacing work must be approved by this office, under s131 HA1980.
- If as a result of the development the Right of Way needs to be closed by applying for a Temporary Traffic Regulation Order. An Application form for such an order is available from Northamptonshire County Council website, a fee is payable for this service and a period of six weeks notice is required. Please follow the link below:

www.northamptonshire.gov.uk/en/councilservices/transport/row/legal/pages/temptros.aspx

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.

- Any new path furniture (e.g. gates preferred over stile) needs to be approved in advanced with the Access development Officer, standard examples can be provided.
3. 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.
 4. 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).
 5. 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.

REASONS FOR APPROVAL

The location, size and design of the proposed building and covered play area are considered to be acceptable in accordance with saved policies G3 and EV1 of the South Northamptonshire Local Plan (October 1997) and policy 2 of East Midlands Regional Plan (March 2009) which seek to encourage the designs of new development to take into account local character. It is also considered that the proposed teaching block and the covered play area will not have a significant adverse impact on the residential amenity of surrounding properties give the position of the new teaching block towards the rear of the school site.

Date: 4th January 2010

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.