



## Town and Country Planning Act 1990

### PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
NCC Children & Young People's Service John Dryden House 8-10 The Lakes Bedford Road Northampton NN4 7DD	PHP Architects The Old Rectory Rectory Lane Northampton NN7 3AQ

### Part I - Particulars of application

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Date of Application	Application No.
Received – 1 <sup>st</sup> October 2009 Valid – 1 <sup>st</sup> October 2009	NCC – 09/00069/CCD SNC – S/2009/1011/PCC

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### Particulars and location of development

Extension at existing library building to form a Children's Centre at Middleton Cheney Library, Main Road, Middleton Cheney, Banbury OX17 2PD

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### 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 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, i.e. Application Form, dated 1 October 2009; and Planning Support Statement and Design and Access Statement, dated October 2009 and Plans: Site Location Plan - Drawing No. 3856/01/P2; Site and Floor Plan – Drawing No. 3856/02/P6; Proposed and Existing Elevations – Drawing No. 3856/03/P2; New Car Park Access Details – Drawing No. 3856/04/P1; Existing Floor Plan – Drawing No. 3856/05/P1; and Topographical Survey – Drawing No. MS-3328.

**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 and in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy G3 of the South Northamptonshire Local Plan (1997).

## Materials

4. All materials and finishes on the proposed extensions shall be carried out as proposed in the submitted application unless otherwise agreed in writing by the County Planning Authority.

**Reason:** In the interests of visual amenity and in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policies G3 and EV1 of the South Northamptonshire Local Plan (1997).

## Landscape

5. Within two months of the date of this permission a scheme for additional planting of a 'hostile' barrier to the side of the path with details of location, size and species of shrubs shall be submitted to the County Planning Authority for approval in writing. The scheme as agreed shall be implemented within the first planting season (following completion of the building works) available.

**Reason:** In the interest of security and crime prevention.

6. Any shrubs which die or otherwise fail within five years of planting shall be replaced during the following planting season with shrubs of a similar size or species to those originally planted.

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**Reason:** To ensure the proper maintenance and aftercare of the approved landscaping scheme.

### **Vehicular Access**

7. Prior to occupation of the proposed Children's Centre the existing access shall be permanently closed off and the footway and kerb reinstated and the new access shall be constructed in accordance with Drawing No. 3856/04/P1. The applicant's attention is drawn to Informative No. 2.

**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).

### **Hours of Use**

8. The use hereby permitted shall not be carried out other than between the hours of 0800 and 1800 on Monday to Friday inclusive and 0900 to 1300 on Saturdays and at no time on Sundays, Public and Bank Holidays. No organised events shall take place at the Children's Centre except between the hours of 0930 and 1430 and 1630 and 1800 Monday to Friday.

**Reason:** In the interests of pedestrian and highway safety to avoid conflict with main school drop off/pick up times and in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy G3 of the South Northamptonshire Local Plan (1997).

### **INFORMATIVE**

1. The applicant's attention is drawn to the informative comments from Sport England in correspondence dated 17<sup>th</sup> December 2009.
2. The applicant's attention is drawn to the requirements of the Highway Authority in correspondence dated 9<sup>th</sup> November 2009, which states: The existing access will need to be permanently closed off and the footway and kerb reinstated at this point. These works to be carried out by the applicant as part of the access works. The new access will require the applicant to apply to this Authority for a Licence under Section 184 of the Highways Act 1980.

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**REASONS FOR APPROVAL**

Middleton Cheney Library is proposed to be extended to provide a new shared lobby area and Children's Centre.

The concerns raised by South Northamptonshire Council have been carefully considered having regard to the design and appearance of the proposed extension. It is the permanence of the proposed extension and the temporary nature of the existing library building and the design and materials proposed which is the predominant issue of concern. The applicant has purposefully designed the proposed extension to be slightly more imposing than the existing, creating more visual interest and a focal point. The proposed extension sits higher than the existing library but it is not overwhelming in scale when viewed from Main Road. Overall the design and appearance of the proposed building is considered acceptable and would be an improvement over the existing temporary library building and there is no justifiable reason to refuse the application having regard to Policy 2 of the East Midlands Regional Plan and Saved Policies G3 and EV1 of the South Northamptonshire Local Plan.

Traffic congestion, highway safety and parking issues and amenity impacts have also been considered. On balance, considering the small scale nature of the proposed children's centre activities and the timing of organised meetings to avoid peak school times these issues would not justify refusal of the application. It is therefore considered that the application be approved subject to the conditions above.

Date 7<sup>th</sup> January 2010

Signed G.P. Watson

For Chief Planning Officer

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