



Town and Country Planning Act 1990

PLANNING PERMISSION

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

Part I - Particulars of application

Date of Application	Application No.
Received – 20 th October 2009 Valid – 3 rd December 2009	NCC – 09/00073/CCD SNC – S/2009/1230/RG3

Particulars and location of development

Alterations and additions to existing Community Centre (D2 Use Class) to provide a new Children's Centre (D1 Use Class) at Towcester Community Centre, Islington Road, Towcester NN12 6AU

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 19th October 2009; Planning Support Statement Revision A, dated 2nd December 2009; Design and Access Statement, dated 2nd December 2009. Plans: Site Location Plan – Drawing No. 3855/01 P2; Floor Plan and Elevation – Drawing No. 3855/02 P8; and Existing Floor Plan and Elevations – Drawing No. 3855/03 P1.

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).

Construction Delivery Vehicles

4. Except as may otherwise be agreed in writing by the County Planning Authority all construction delivery vehicles shall not enter or leave the site during the hours of 8.00am to 9.30am and 2.30pm to 4.30pm Mondays to Fridays.

Reason: To safeguard the pupils and parents at the nearby St Lawrence Primary School and reduce congestion in the area 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).

Materials

5. 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).

Flood Risk

6. Prior to the occupation of the Children's Centre, details of a flood evacuation plan shall be submitted to and agreed in writing by the County Planning

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Authority. The evacuation route shall thereafter be maintained in accordance with the approved details.

Reason: To ensure that a safe passage from the site is maintained during any periods of flooding.

Hours of Use

7. Except as may otherwise be agreed in writing by the County Planning Authority the use hereby permitted shall be restricted to 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 and 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 and 0900 to 1300 on Saturdays.

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 Policies G3 and EV1 of the South Northamptonshire Local Plan (1997).

8. Except as may otherwise be agreed in writing by the County Planning Authority no organised events shall take place at the Children's Centre at the same time as large scale events at the adjacent Riverside Centre.

Reason: In the interests of pedestrian and highway safety 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).

INFORMATIVE

1. The applicant is advised to consider implementing flood resilience and resistance measures (such as water resistant materials for floors, walls and fixtures and high electrical sockets) for the proposed extensions. The Environment Agency provides comprehensive information about how both to protect property from flooding and what to do if affected. Further information can be obtained from their website, at www.environment-agency.gov.uk/subjects/flood and following the link to 'Floodline'.
2. The applicant's attention is drawn to the information comments from the Crime Prevention Design Advisor in correspondence dated 15th January 2010.

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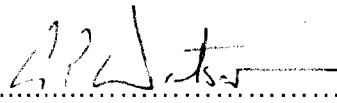
REASONS FOR APPROVAL

Towcester Community Centre is proposed to be extended and refurbished to provide a new Children's Centre.

Overall the design and appearance of the proposed building is considered acceptable 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 have been considered. Considering the small scale nature of the proposed children's centre activities and the timing of organised meetings to avoid peak 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 19th February 2010

Signed 

For Chief Planning Officer

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