



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

NCC Children & Young People's Service
John Dryden House
8-10 The Lakes
Bedford Road
Northampton
NN4 7DD

Name and address of agent (if any)

GSS Architecture
35 Headlands
Kettering
Northamptonshire
NN15 7ES

Part I - Particulars of application

Date of Application

Received – 20th November 2009

Valid – 2nd December 2009

Application No.

NCC – 09/00075/CCD

SNC – S/2009/1259/RG3

Particulars and location of development

Refurbishments and internal alterations to provide a Children's Centre, construction of two single storey extensions for school use to replace space lost to Children's Centre and the extension of existing covered play area and two additional car parking spaces at Bugbrooke Community Primary School, High Street, Bugbrooke, Northampton NN7 3PA

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 20th November 2009; Supporting Statement and Design and Access Statement. Plans: Existing Floor Plan, Existing Site Plan & Existing Site Location Plan – Drawing No. N053a/S01/Rev B; Existing Elevations – Drawing No. N053a/S02; Proposed Floor Plan Part 1 Option 1 & 2 – Drawing No. N053a/SK01/Rev D; Proposed Floor Plan Part 2 Option 1 & 2 – Drawing No. N053a/SK02/Rev D; Proposed Elevations Sheet 1 – Drawing No. N053a/SK03/Rev A; Proposed Elevations Sheet 2 – Drawing No. N053a/SK04/Rev A; Proposed plan to show proposed car parking spaces – Drawing No. N053a/SK05/Rev A; Proposed Block Plan – Drawing No. N053a/SK06/Rev B; Proposed Plan to show Bin Store – Drawing No. SK07; Site Location Plan – Drawing No. N053a/SK08; Topographical Survey as of 05/05/09 – Drawing No. R-N1613/202.

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 4.00pm Mondays to Fridays.

Reason: To safeguard the pupils and parents at Bugbrooke Community 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

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.

the East Midlands Regional Plan (2009) and Saved Policies G3 and EV1 of the South Northamptonshire Local Plan (1997).

Travel Plan

6. Within four months of the date of this permission a Travel Plan 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.

Reason: In order to comply with the objectives of national and local Planning Policies which promote sustainable development with particular regard to transport. To reduce the schools impact on traffic flow and parking in the surrounding area by promoting sustainable means of travel.

Trees

7. Except as may otherwise be agreed in writing by the County Planning Authority the permeable paving area accommodating the two car parking spaces and bin store (as denoted by the hatching on Drawing No. N053a/SK07, dated 18th January 2010) shall be constructed using a no-dig/very limited dig of 100mm or less in accordance with the details specified in the email from GSS Architecture dated 12th February 2010.

Reason: To protect existing trees and shrubs from damage.

8. All trees and shrubs to be retained shall be protected from any development including the storage of earth and materials in accordance with the provisions given in BS 5837: 1991 "Guide for Trees in Relation to Construction".

Reason: To protect existing trees and shrubs from damage.

Protection of breeding birds

9. 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.

Reason: To ensure that breeding birds are not adversely affected.

Hours of Use

- 10 Except as may otherwise be agreed in writing by the County Planning Authority the use hereby permitted shall be restricted to the hours of 0730 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

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.

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).

INFORMATIVE

1. The applicant's attention is drawn to the informative comments from the Crime Prevention Design Advisor in correspondence dated 13th January 2010.

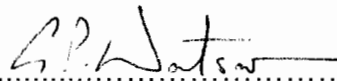
REASONS FOR APPROVAL

The Bugbrooke Community Primary School is proposed to be partially refurbished and altered internally to accommodate the new Children's Centre. The proposal includes constructing two single storey extensions for school use to replace the area lost to the Centre. The proposal also includes extending an existing covered play area and providing two additional car parking spaces for Children's Centre staff.

Overall the design and appearance of the proposed extensions are considered acceptable in the context of the characteristics of the local area and would not detract from the Conservation Area.

Traffic congestion, highway safety and parking issues have been carefully considered. On balance, considering the small scale nature of the proposed children's centre activities, the ability to control the hours of organised meetings to avoid peak school times and secure the revised School Travel Plan to encourage non-car based trips these issues would not justify refusal of the application. It is therefore considered that the application be approved.

Date 19th February 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.