Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant          Name and address of agent (if any)
Children & Young People’s Services     BHC Architects
Northamptonshire County Council       26 Cranford Terrace
John Dryden House                      Harbour Road
8-10 The Lakes                        Northampton
Northampton                           Northamptonshire
NN4 7DD                                NN2 7AZ

Part I - Particulars of application

Date of Application                   Application No.
16th December 2009                    NCC Ref: 09/00076/CCD
                                       NBC Ref: N/2009/1066

Particulars and location of development

Construction of a new Children’s Centre and Pre-School together with associated external works to include the demolition and rebuilding of the school’s external games store at Upton Meadows Primary School, The Square, Upton, Northampton, NN5 4EZ

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

   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 following approved plans:

- Application Forms dated 16th December 2009
- Planning Statement dated 16th December 2009
- Design & Access Statement dated 16th December 2009
- Drawing No. 2038.20
- Drawing No. 2038.21
- Drawing No. 2038.22
- Drawing No. 2038.23
- Drawing No. 2038.24
- Drawing No. MS-3352 Rev A Topographical Survey (Sheet 1 of 2)
- Drawing No. MS-3352 Rev A Topographical Survey (Sheet 2 of 2)

REASON: For the avoidance of doubt and in the interests of proper planning.

Materials

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

REASON: To ensure that the proposed development is in keeping with the existing school and does not prejudice the appearance of the locality with regard to Policy 2 of the East Midlands Regional Plan (2009) and saved Policy E20 of the Northampton Borough Council Local Plan (1997).

Access/Highway Safety

4. Prior to the commencement of the development hereby permitted, full details of all proposed remodelling works to the existing car park including materials and the provision of a raised table for the pedestrian route, shall be submitted to and agreed in writing by the County Planning Authority and thereafter fully implemented and maintained in accordance with the approved drawings.

REASON: In the interests of highway safety in accordance with Policies 2 and 46 of the East Midlands Regional Plan (2009).

5. Two out of the five mobility/disabled person car spaces are to be shown for parent and child parking and shall be marked out as such.

REASON: To ensure that parent and child parking is available within the site which meets the adopted car parking standards of the County Planning Authority with regard to Policy 46 of the East Midlands Regional Plan (2009).

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Cycle/Motorcycle Parking

6. Prior to the commencement of the development hereby permitted, details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the County Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with Policy 46 of the East Midlands Regional Plan (2009).

7. Prior to the commencement of the development hereby permitted, details showing the precise location and layout of two motorcycle spaces with secure anchor points shall be submitted to and agreed in writing by the County Planning Authority and thereafter fully implemented and maintained in accordance with the approved drawings.

REASON: To ensure that motorcycle parking is available within the site which meets the adopted car parking standards of the County Planning Authority and to comply with Policy 46 of the East Midlands Regional Plan (2009).

Travel Plan

8. Prior to the occupation or use of the development hereby permitted, the existing School Travel Plan shall be reviewed and updated and submitted to the County Planning Authority for its approval.

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 Operation

9. Except as may otherwise be agreed in writing by the County Planning Authority, the use hereby permitted shall not be carried on other than between the hours of 08:00 and 18:00 on Monday to Friday, 09:00 to 13:00 on Saturdays and at no time on Sundays, Public and Bank Holidays.

REASON: To safeguard the amenities of the occupiers of properties in the vicinity of the site in accordance with Policy 2 of the East Midlands Regional Plan (2009) and saved Policy E20 of the Northampton Borough Council Local Plan (1997).

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BREEAM

10. Within 12 months of the occupation of the development hereby permitted, a certificate to confirm that a BREEAM rating has been achieved shall be submitted to and approved in writing by the County Planning Authority.

REASON: In the interests of sustainability in accordance with Policy 2 of the East Midlands Regional Plan (2009) and saved Policy E20 of the Northampton Borough Council Local Plan (1997).

Contaminated Land

11. No development shall take place until a desktop study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the County Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the result shall be used to produce a method statement for the necessary remedial works (and phasing programme), which shall be submitted to and approved in writing by the County Planning Authority. Confirmation of the full implementation of the scheme and validation reports shall be submitted to the County Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase.)

REASON: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy 2 of the East Midlands Regional Plan (2009) and saved Policy E20 of the Northampton Borough Council Local Plan (1997).

Hours of Construction Works

12. 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 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 Policy 2 of the East Midlands Regional Plan (2009) and saved Policy E20 of the Northampton Borough Council Local Plan (1997).

Informative(s)

1. 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,

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2. 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).

3. 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

It is considered that the proposed new Children’s Centre and Pre-School would not have a significant adverse impact upon residential amenity in terms of traffic, highway safety and amenity issues which would justify refusal of the planning application. The outstanding issues which have been raised by the Borough Council’s Environmental Health Officer and the Highways Authority can be dealt with by the imposition of planning conditions. The location, size and design of the new building are considered to be acceptable and the proposed development is considered to be acceptable having regard to Policies 2 and 46 of East Midlands Regional Plan (2009) and saved Policy E20 of the Northampton Borough Local Plan.

Date: 16th June 2010

Signed: [Signature]

For Chief Planning Officer

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