



Northamptonshire
County Council

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Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
Children & Young People's Service
Northamptonshire County Council
John Dryden House
8-10 The Lakes, Bedford Road
Northampton
NN4 7DD

Name and address of agent (if any)
Sursham Tompkins & Partners
Cottage Farm
Mears Ashby Road
Northampton
NN6 0BJ

Part I - Particulars of application

Date of Application

Application No.

Received – 5th February 2010

NCC – 10/00018/CCD

Valid – 26th February 2010

SNC – S/2010/0298/PCC

Particulars and location of development

Single storey extension and internal alterations to existing ground floor to create a new Children's Centre, relocation of covered works area and extension to car park area at Kingsbrook Business College, Stratford Road, Deanshanger MK19 6HN

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 11th February 2010; Planning Support Statement and Design and Access Statement, dated 20th January 2010; Survey as Existing – Drawing No. 4562/10; Layout Plan as Proposed – Drawing No. 4562/11A; Elevations – Drawing No. 4562/12; Location Plan – Drawing No. 4562/13; Site Plan – Drawing No. 4562/14.

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 Kingsbrook Business College 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 extension 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).

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

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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.

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 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 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).

Archaeology

8. No development shall take place until the applicant has secured the implementation of a programme of archaeological work for the area of the additional car parking provision in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the County Planning Authority.

Reason: To ensure that adequate provision is made for the investigation and recording of any archaeological remains that are affected during the proposed works to extend the existing gravel car park in accordance with Policies 10 and 11 of the Northamptonshire Waste Local Plan (2006) and PPS5 Planning for the Historic Environment (2010).

REASONS FOR APPROVAL

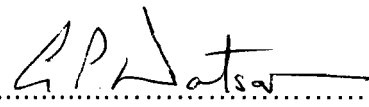
The proposal is to extend and carry out internal alterations to the former Caretakers dwelling to create a Children's Centre. The proposed extension will form the principal multi-purpose room, tea room, office and new entrance lobby/reception. Internal alterations to the existing building will provide a small meeting room and disabled toilet. The proposals also include replacing 8 car parking spaces which will be lost as a result of the development in an extension to the existing school gravel car park which is positioned further east within the school site adjacent to the all weather pitch.

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Overall the design and appearance of the proposed extension is considered to be acceptable and would adequately reflect the character and appearance of the local area and would not detract from the Conservation Area in accordance with Policy 2 of the East Midlands Regional Plan and Saved Policies G3 and EV1 of the South Northamptonshire Local Plan.

Traffic congestion, highway safety, parking and planning out crime issues have been carefully considered. On balance, considering the small scale nature of the proposed Children's Centre, 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 subject to the conditions above.

Date 29th April 2010

Signed 

For Chief Planning Officer

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