



## Town and Country Planning Act 1990

### PLANNING PERMISSION

**Name and address of applicant**  
Northamptonshire County Council  
c/o Bovis Lend Lease Consulting Ltd  
Property Asset Management  
PO Box 128  
County Hall  
Northampton  
NN1 1AS

**Name and address of agent (if any)**  
Peter Haddon & Partners  
The Old Rectory  
Rectory Lane  
Milton Malsor  
Northampton  
NN7 3AQ

#### Part I - Particulars of application

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**Date of Application**

**Application No.**

Received – 26<sup>th</sup> March 2010  
Valid – 14<sup>th</sup> April 2010

NCC – 10/00028/CCD  
SNC – S/2010/0406/PCC

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**Particulars and location of development**

Construction of new Vocational Training Centre and refurbishment/alterations to existing building to form Education Support Facility at The Gateway School, St. John's Road, Tiffield, Towcester NN12 8AA

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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, received 14<sup>th</sup> April 2010; Planning Support Statement, prepared by PHP Architects dated April 2010; Design and Access Statement, prepared by PHP Architects dated February 2010; Statement of Need; Secured by Design Statement, prepared by PHP Architects dated March 2010; Travel Statement; Waste Minimisation Strategy, prepared by PHP Architects dated March 2010; Tree Survey Report, prepared by Wilbytree Surgeons Limited dated May 2010; Tree Constraints Plan, prepared by Wilbytree Surgeons Limited dated May 2010; Bat Survey, prepared by Middlemarch Environmental Limited dated July 2010; Drawing No. 3872/006 Rev P1 – Location Plan; Drawing No. 3872/01 Rev P5 – Proposed Site Plan; Drawing No. 3872/04 Rev P1 – Existing Site Plan; Drawing No. 3872/05 – Existing Plans; Drawing No. 3872/07 Rev P2 – Proposed Plan and Elevations; Drawing No. LEGE0106-T01 – Topographical Survey.

**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, Public or Bank Holidays.

**Reason:** To protect the amenities of nearby occupiers of property from noise and other disturbance and in accordance with 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 The Gateway School and reduce congestion in the area in accordance with Saved Policy G3 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 Saved Policy G3 of the South Northamptonshire Local Plan (1997).

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## Travel Plan

6. Prior to the occupation of the development hereby permitted 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 and to reduce the schools impact on traffic flow and parking in the surrounding area by promoting sustainable means of travel in accordance with Saved Policy G3 of the South Northamptonshire Local Plan (1997).

## Landscaping

7. Within 3 months of the date of this permission a comprehensive landscaping scheme shall be submitted to the County Planning Authority for its approval in writing. Details shall be provided of the location, numbers, types and species of trees and shrubs proposed to be planted and be in general accordance with the application material including plan reference 3872/01 Rev P5 Proposed Site Plan. The scheme as agreed shall be implemented within the first planting season (following completion of the building works) available.

**Reason:** In the interests of visual amenity and in accordance with Saved Policy G3 of the South Northamptonshire Local Plan (1997).

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

**Reason:** To ensure the proper maintenance and aftercare of the approved landscaping scheme in accordance with Saved Policy G3 of the South Northamptonshire Local Plan (1997).

## Protection of Trees and Shrubs

9. All trees and shrubs to be retained shall be protected from any development including the storage or earth and materials in accordance with the provisions given in BS 5837: 1991 "Guide for Trees in Relation to Construction". Temporary protective fencing to be erected around tree T1, comprising 1.5m high chestnut paling fixed to round timber posts driven into the ground at 2m centres (see Tree Constraints Plan for location). The protective fencing should be erected prior to commencement of demolition works and must remain in situ until such time as all construction and external works have been completed. The area enclosed by this fencing must not be used for the storage of materials or equipment.

**Reason:** To protect existing trees and shrubs from damage in accordance with Saved Policy G3 of the South Northamptonshire Local Plan (1997).

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## Protection of Breeding Birds

10. 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.

## Lighting

11. No external lighting, shall be installed until a scheme of all lighting provision related to the development hereby permitted has been submitted to, and approved in writing by the County Planning Authority. The scheme shall include details of the types and height of lights and/or light columns, their location, technical specification, means of preventing or minimising light spillage and the proposed hours of use.

**Reason:** In the interests of residential amenity in accordance with Saved Policy G3 of the South Northamptonshire Local Plan (1997).

## Community Use

12. Community use of the facility shall be restricted to out-of-school hours only.

**Reason:** To allow for the provision of adequate on-site parking facilities in connection with the community use of the facility in accordance with Saved Policy G3 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 28<sup>th</sup> April 2010.

## REASONS FOR APPROVAL

The proposal at the Gateway School is to demolish existing disused teaching buildings and replace with a single storey extension to provide a specialist Vocational Training Centre for pupils aged 11-18. The proposal also involves refurbishment and internal alterations of an adjacent existing school building to provide an Education Support Facility for staff and a multi-gym for the school. The proposal also includes providing 24 additional car parking spaces.

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 in accordance with Saved Policies G3 and EV1 of the South Northamptonshire Local Plan (1997).

The concerns raised by Tiffield Parish Council have been carefully considered having regard to the traffic and highway implications of the development. It is the

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increased use of the A43/St John's Road junction and local village roads as a result of the proposal which is the predominant issue of concern. Existing and proposed traffic generation from Gateway School and St John's site as a whole have been investigated as have the school rules about traffic routing arrangements to avoid crossing the A43 at the A43/St John's Road junction. The Highways Agency note the Parish Council's concerns however are satisfied that the A43/St John's Road junction will be able to safely accommodate the additional traffic that the development will generate. Furthermore, the Highway Authority is satisfied the village roads are capable of taking the increased traffic arising from the proposal. On balance, considering the scale of the proposed development, the responses from the Highways Agency and Highway Authority, and the ability to secure a School Travel Plan to address enforcement of routing arrangements and develop an improved shared transport scheme, these issues would not justify refusal of the application.

Other matters including trees and lighting have been considered and can be dealt with by planning conditions. Given that the proposal involves the demolition of derelict buildings a bat survey has been undertaken. The results discounted their presence and therefore no further action is necessary. Finally the recommendations received from the Crime Prevention Design Advisor are to be incorporated into the proposal. As no further issues were raised, it is considered that the proposed development is acceptable in accordance with Saved Policies G3 and EV1 of the South Northamptonshire Local Plan (1997) and the application should be approved subject to the conditions above.

Date 4<sup>th</sup> August 2010

Signed G.P. Watsar

For Chief Planning Officer

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