



Northamptonshire  
County Council

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county  
council

## Town and Country Planning Act 1990

### PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
Exeter Primary School Brayford Avenue Corby NN18 8DL	ADC Sarrington House 39 High Street Corby NN17 1UU

#### Part I - Particulars of application

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Date of Application	Application No.
Received – 31 <sup>st</sup> March 2010 Valid – 22 <sup>nd</sup> April 2010	NCC – 10/00031/CCD CBC – 10/00168/COC

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#### Particulars and location of development

Proposed reception and office extension to the Early Learning Centre and alterations to create two new classrooms and store room to the Courtyard Enclosure at Exeter Primary School, Brayford Avenue, Corby NN18 8DL

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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, dated 30<sup>th</sup> March 2010; Planning Statement prepared by ADC Architecture and Development; Design and Access Statement prepared by ADC Architecture and Development; Drawing No. 1036/1030/0S001 – Location Plan; Drawing No. 1036/AB100 – Proposed Front Extension and New Toilets Proposed Elevations and Floor Plans; Drawing No. 1030/AB102 – Proposed Courtyard Development Existing and Proposed Layout; Drawing No. 1030/AB300 – Proposed Courtyard Development Existing and Proposed Elevations.

**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 Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

### **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 Exeter Primary School and reduce congestion in the area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

### **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 interest of visual amenity and in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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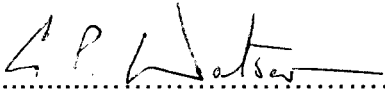
## INFORMATIVE

1. The applicant's attention is drawn to the informative comments from the Crime Prevention Design Advisor in the correspondence dated 14<sup>th</sup> May 2010.

## REASONS FOR APPROVAL

Exeter Primary School is proposed to be extended to provide two new flexible classrooms and new store room as well as an additional office area and a formal reception in the main lobby of the school. The design and appearance of the proposed extensions are considered to be acceptable and would adequately reflect the character and appearance of the local area. 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 Policy 13 of the North Northamptonshire Core Spatial Strategy (2008) and the application should be approved subject to the conditions above.

Date 14<sup>th</sup> July 2010

Signed  .....

For Chief Planning Officer

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1. *If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or the grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/08a Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements (a), to the provisions of the development order, and to any direction given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.*
  
2. *If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.*
  
3. *In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.*
  - (a) *The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.*
  
4. *Guidance on using the Planning Portal's online appeals service, see leaflet PCS4 available at [http://www.planningportal.gov.uk/PpWeb/jsp/redirect.jsp?url=http%3A//www.planningportal.gov.uk/uploads/pins/pcs\\_a5\\_leaflet.pdf](http://www.planningportal.gov.uk/PpWeb/jsp/redirect.jsp?url=http%3A//www.planningportal.gov.uk/uploads/pins/pcs_a5_leaflet.pdf)*

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