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                          Peter Haddon and Partners Architects
Northamptonshire County Council                            The Old Rectory
John Dryden House                                           Rectory Lane
8-10 The Lakes                                              Northampton
Northampton                                                 NN7 3SQ
NN4 7DD

Part I - Particulars of application

Date of Application                                          Application No.
30th April 2010                                              NCC Ref: 10/00033/CCD

NCC Ref: N/2010/0403

Particulars and location of development

Two storey extension to existing school building to create a new Children’s Centre at Wootton Primary School, Farmclose Road, Wootton, Northampton, NN4 6HJ

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 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 following approved plans:

Application Forms dated 5th March 2010
Design and Access Statement Rev A dated March 2010
Planning Support Statement Rev A dated March 2010
Travel Plan
Transport Statement
Drawing No. 3814/05 P1 Existing Ground Floor Plan
Drawing No. 3814/03 P1 Existing Elevations and Sections
Drawing No. 3814/01 P5 Proposed Plans
Drawing No. 3814/02 P2 Proposed Elevations and Sections
Drawing No. 10560 Topographical Survey Plan

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

Materials

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those detailed in the application, and shall be in accordance with details/samples of materials which shall be submitted for approval to the County Planning Authority in writing, prior to works commencing on the site.

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

Hours of Operation

4. Except as may otherwise be agreed in writing by the County Planning Authority the use hereby permitted shall be restricted to between the hours of 0800 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 at peak hours and to safeguard the amenities of the occupiers of properties in the vicinity of the site in accordance with saved Policy E20 of the Northampton Borough Council Local Plan (1997).

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Hours of Construction

5. 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, Public or Bank Holidays.

REASON: To protect the amenities of neighbouring properties from noise and other disturbance in accordance with saved Policy E20 of the Northampton Borough Council Local Plan (1997).

Travel Plan

6. Prior to the occupation or use of the development hereby permitted, and in any event no later than 6 months from the date of this permission, the existing School Travel Plan shall be reviewed and updated and submitted to the County Planning Authority for its approval.. The plan as approved shall thereafter be implemented, (see Informative 2 at the end of this permission).

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 saved Policy E20 of the Northampton Borough Council Local Plan (1997).

Cycle Parking

7. 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

Site Investigation

8. 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 results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the County Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s)

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shall be submitted to the County Planning Authority within two weeks of completion (or within two 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 saved Policy E20 of the Northampton Borough Council Local Plan (1997).

Noise and Odour

9. Before the development hereby permitted is occupied a scheme shall be agreed with the County Planning Authority that specifies the provisions to be made for the collection, treatment and dispersal of cooking odours. The agreed scheme shall be implemented prior to the development coming into use and shall be maintained thereafter.

REASON: In the interests of residential amenity in accordance with saved Policy E20 of the Northampton Borough Council Local Plan (1997).

10. Before the development hereby permitted is occupied a scheme shall be agreed with the County Planning Authority which specifies the sources of noise on the site, whether from fixed plant or equipment or noise generated within the buildings, and the provisions to be made for its control. The agreed scheme shall be implemented prior to the development coming into use and shall be maintained thereafter.

REASON: In the interests of residential amenity in accordance with saved Policy E20 of the Northampton Borough Council Local Plan (1997).

Hours of Construction

11. 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, Public or Bank Holidays.

REASON: To protect the amenities of neighbouring properties from noise and other disturbance in accordance with 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, to whom enquiries/complaints should be directed.

2. The applicant is advised that the Travel Plan should be reviewed on an annual basis and updated where appropriate to reflect any changes in circumstances.

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3. 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).

4. 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 extension 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, the Highways Authority and the Parish Council can be dealt with by the imposition of planning conditions. The location, size and design of the new extension is considered to be acceptable and the proposed development is considered to be acceptable having regard to saved Policy E20 of the Northampton Borough Council Local Plan (1997). It is therefore recommended that planning permission be granted.

Date: 5th August 2010

Signed: [Signature]

For Chief Planning Officer

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