



**Town and Country Planning Act 1990**

**PLANNING PERMISSION**

**Name and address of applicant**

Governors of Farthinghoe Primary  
School  
Main Road  
Farthinghoe  
Brackley  
NN13 5PA

**Name and address of agent (if any)**

Robert Lavers Chartered Architect  
1 Hammond Green  
Wellesbourne  
Warwick  
CV35 9EY

**Part I - Particulars of application**

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**Date of Application**

Received – 2<sup>nd</sup> August 2010  
Valid – 15<sup>th</sup> September 2010

**Application No.**

NCC – 10/00062/CCD  
SNC – S/2010/1186/PCC &  
S/2011/0056/PCC

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**Particulars and location of development**

Single storey classroom extension with covered play area at Farthinghoe Primary School, Main Road, Farthinghoe, Brackley NN13 5PA

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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.

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### 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 31<sup>st</sup> July 2010; Design and Access Statement, dated July 2010; Drawing No. 266/01A – Proposed Floor Plan; Drawing No. 266/02A – Elevations, Roof Plan, Block Plan; and Drawing No. 266/05A – Location Plan.

**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 with no works on Saturdays, 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 2 of the East Midlands Regional Plan (2009) and Saved Policy G3 of the South Northamptonshire Local Plan (1997).

### Access and Highway Safety

4. Prior to the commencement of development, the applicant shall submit a Traffic Management Scheme to the County Planning Authority for approval in writing. The scheme shall cover the construction phase and shall address:
  - i) the storage of plant and materials; and
  - ii) parking and manoeuvring of site operatives and visitor vehicles; and
  - iii) loading/unloading and manoeuvring of goods vehicles.

The approved scheme shall be implemented throughout the period of operations.

**Reason:** To ensure satisfactory access and avoid any adverse impacts on the highway network and highway safety in accordance with Policy 2 of the East Midlands Regional Plan (2009) and saved Policy G3 of the South Northamptonshire Local Plan (1997).

5. All vehicles entering and leaving the site shall be cleansed of mud and other debris to ensure that there is no nuisance dust and no mud or debris deposited on the public highway.

**Reason:** To ensure satisfactory access and avoid any adverse impacts on the highway network and highway safety in accordance with Policy 2 of the East Midlands Regional Plan (2009) and saved Policy G3 of the South Northamptonshire Local Plan (1997).

6. Except as may otherwise be agreed in writing by the County Planning Authority all construction delivery vehicles shall not arrive at, enter or leave

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the site during the hours of 8.00am to 9.30am and 2.30pm to 4.00pm Mondays to Fridays during term time.

**Reason:** To safeguard the pupils and parents at Farthinghoe Community Primary School 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**

7. 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. The proposed stonework to the south and west elevations shall be in accordance with a sample panel to be submitted to the County Planning Authority for approval in writing prior to commencement of construction.

**Reason:** In the interest of visual amenity and in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policies G3, EV1 and EV9 of the South Northamptonshire Local Plan (1997).

8. The frames of the glass doors shown on the west elevation shall be aluminium frames factory coated white to match existing windows on the original school building, unless otherwise submitted to and agreed in writing by the County Planning Authority. The windows shall be retained in that form in perpetuity.

**Reason:** To ensure the materials used in the construction of the frames of the glass doors match the windows on the original building in order that they are as sympathetic as possible in the interest of visual amenity and in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policies G3, EV1 and EV9 of the South Northamptonshire Local Plan (1997).

9. Details of the final appearance, materials and colour(s) of the canopy shall be submitted to the County Planning Authority for approval in writing prior to commencement of construction.

**Reason:** To ensure the most appropriate materials are used that are in-keeping with the original school building in the interest of visual amenity and in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policies G3, EV1 and EV9 of the South Northamptonshire Local Plan (1997).

## **INFORMATIVE**

- The applicant's attention is drawn to the comments from the Highway Authority in correspondence dated 21<sup>st</sup> October 2010 stating that if the contractors require to place temporary skips/materials etc on the public highway this will require licensing from NCC Highway Regulations.
- Prior to the commencement of any site works, all occupiers of potentially sensitive properties surrounding the site should be notified in writing of the

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nature and duration of works to be undertaken, and the name and address of a responsible person, to whom enquiries/complaints should be directed.

- With respect to construction works to be carried out in close proximity to Public Rights of Way, please note the following standard requirements:-
  - The routes must be kept clear, unobstructed, safe for users, and no structures or material placed on the right of way at all times.
  - There must be no interference or damage to the surface of the right of way as a result of the construction. Any damage to the surface of the path must be made good by the applicant, specifications for any repair or surfacing work must be approved by this office, under s131 HA1980.
  - If as a result of the development the Right of Way needs to be closed by applying for a Temporary Traffic Regulation Order. An Application form for such an order is available from Northamptonshire County Council website, a fee is payable for this service and a period of six weeks notice is required. Please follow the link below:
    - [www.northamptonshire.gov.uk/en/councilservices/transport/row/legal/pages/temptros.aspx](http://www.northamptonshire.gov.uk/en/councilservices/transport/row/legal/pages/temptros.aspx)
  - Any new path furniture (e.g. gates preferred over stile) needs to be approved in advanced with the Access development Officer, standard examples can be provided.

## REASONS FOR APPROVAL

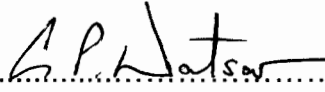
Farthinghoe Community Primary School is proposed to be extended to provide an additional classroom with covered play area to provide extra space and resources for the current number of pupils and staff.

The proposed extension is of a scale and design which would sit well with the existing school building and would not detract from the character or appearance of the Conservation Area. The original objection from SNC has been removed following a revised scheme which is considered to be a more sympathetic design which incorporates Northamptonshire Stone to the south and west elevations to better reflect the original school building. The issues raised by residents have been carefully considered having regard to the impact on the amenities of local residents. On balance, given the ability to control amenity impacts during construction through traffic management and sensitive working hours secured by the imposition of planning conditions, and any impacts of construction work will be short term, these issues would not justify refusal of the application. Regarding longer term amenity impacts of the proposal, it is not considered that the development will impact upon the amenities of the surrounding residential occupiers and therefore this would not justify refusal of the application. The recommendations received from the CPDA are to be incorporated into the proposal. As such it is considered that the proposed

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development is acceptable 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) and should be approved subject to the conditions above.

Date 17<sup>th</sup> February 2011

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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