Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
NCC (Property Asset Management)
PO Box 128
County Hall
Northampton
NN1 1AS

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

Part I - Particulars of application

Date of Application
1st December 2010

Application No.
NCC – 10/00079/CCD

Particulars and location of development

Construction of new single storey extension to form a PE, dining hall and ancillary support rooms at Rushton Primary School, Station Road, Rushton, Kettering, NN14 1RL

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. Written notification of the date of commencement shall be sent to the County Planning Authority within 7 days of such commencement.

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 and documents: Application Form dated 25th November 2010; Planning Support Statement dated January 2011; Design and Access Statement dated January 2011; Tree Survey Report dated December 2010; Protected Species Survey dated 14 February 2011; Daylight Report dated February 2011; Site Investigation Report Ref. C12310; Drawing No. 4641/01 Rev A – Plan as Existing; Drawing No. 4641/05 Rev E – Site Layout Plan; Drawing No. 4641/10 Rev B – Plan as Proposed; Drawing No. 4641/11 Rev G – Elevations; Drawing No. 4641/12 Rev A – Site Location Plan; Drawing 4508/SK01 – Track Run 8m Rigid Lorry; Drawing 4508/SKEM/20110302 – Annotated Track Run Sketch; Drawing 4508/59 Rev A – Proposed Drainage; Drawing 4508/58 Rev A – Drainage Details Sheet 2.

Reason: For the avoidance of doubt and in the interests of amenity with regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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

Materials

4. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture those on the existing school building or otherwise submitted to and approved in writing by the County Planning Authority.

5. The rooflights hereby permitted shall be conservation rooflights only and shall be low profile with the plane of the roof. The rooflights shall be retained in that form in perpetuity.

6. The windows and doors hereby permitted shall be powder coated aluminium in a colour to match the windows on the existing school building, unless otherwise submitted to and approved in writing by the County Planning Authority. The windows and doors shall be retained in that form in perpetuity.

Reason: In the interests of preserving the character and appearance of the Conservation Area in accordance with PPS5 and Policy 13 of the North Northamptonshire Core Spatial Strategy.

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Access and Highway Safety

7. Prior to the commencement of development, the applicant shall submit a Traffic Management Scheme to the County Planning Authority for approval. The scheme shall cover both the construction phase and the removal of the brick storage building and mobile classroom and shall address:
   i) the on-site 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.

8. 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 Chapel Lane and the public highway.

   **Reason:** To ensure satisfactory access and avoid any adverse impacts on the highway network and highway safety in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

9. Except as may otherwise be agreed in writing by the County Planning Authority, construction delivery vehicles shall not enter or leave the site between 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 Rushton Primary School and reduce congestion in the area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Protection of Breeding Birds

10. Operations that involve the destruction and removal of the brick storage building, 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 in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Trees

11. No development, including site works of any description, shall take place on the site before any equipment, machinery or materials are brought onto the site, until all existing trees which are proposed to be retained on the site have been protected in accordance with the Tree Survey Report prepared by Wilbytree Surgeons Limited dated December 2010. The protection measures shall be maintained until all equipment, machinery, surplus materials and soil

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have been removed from the site. Within the protected areas the existing
ground levels shall be neither raised nor lowered and no materials, temporary
buildings, plant, machinery or surplus soil shall be placed or stored thereon.

Reason: To protect the health and stability of the trees to be retained on the
site in the interests of amenity in accordance with Policy 13 of the North
Northamptonshire Core Spatial Strategy (2008).

Ground and Finished Floor Levels

12. The development permitted by the planning permission shall be carried out in
accordance with Drawing No. 4641/10 Rev B entitled Plan as Proposed
showing the existing and proposed ground and finished floor levels.

Reason: In the interests of preserving the character of the Conservation Area
in accordance with PPS5 and Policy 13 of the North Northamptonshire Core

Community Use

13. Prior to the occupation and use of the development, a Community Use
Scheme to secure well managed safe community access to the sports
facilities shall be submitted to and approved in writing by the County Planning
Authority. The Scheme shall include details of pricing policy, hours of use,
access by non-school users/non-members, management of responsibilities
and include a mechanism for review. The approved Scheme shall be
implemented upon commencement of use of the development.

Reason: To secure well managed safe community access to the sports
facilities, to ensure sufficient benefit to the development of sport and to accord
with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Travel Plan

14. Prior to the commencement of community use of the sports facilities, 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 by implemented (see Informative 3 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 Policy 13 of the North Northamptonshire Core

Obscure Glazing

15. The windows on the west elevation of the proposed new hall shall be fitted
with obscure glazing.

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under the Building Regulations for which separate permission may be required. The
requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability
should also be adhered to wherever appropriate.
**Reason:** To protect the privacy of the occupiers of neighbouring property in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

**Informative(s)**

1. Prior to the commencement of any site works, all occupiers of potentially 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. Contractors and sub contractors must have regard to BS 5228-2:2009 “Code of Practice for Noise Control on Construction and Open Sites” and the Control of Pollution Act 1974.

3. The applicant is advised that the Travel Plan should be reviewed on an annual basis and updated where possible to reflect any changes in circumstance. The reviewed Travel Plan should be submitted to the County Planning Authority for its approval in writing.

4. The applicant’s attention is drawn to the concerns of the submitters regarding potential damage to the access track, adjacent private property and essential services during the course of the development.

5. The applicant’s proposal to undertake a dilapidation survey of Chapel Lane is welcomed and supported by the County Planning Authority. Any damage to Chapel Lane resulting from the use of the construction access will need to be repaired.

6. The applicant’s attention is drawn to the Protected Species Survey undertaken by Lockhart Garratt, particularly the procedure to follow if bats are discovered during the development works and the recommended enhancements works at sections R4 and R8.

7. If you alter your proposals in any way, including complying 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).

8. 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 consent under the Building Regulations for which a separate application should be made.

9. 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.

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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:


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

Concerns raised regarding the use of appropriate materials can be dealt with by the imposition of planning conditions requiring external materials match the existing school building to ensure the proposal sits comfortably alongside the existing school building and village hall. There has been no objection from the Highway Authority in relation to concerns using Chapel Lane for construction access; however, suitable planning conditions and informatives are proposed to deal with these issues. Overall, the location, size and design of the new extension are considered to be acceptable having regard to PPS5, Policies 2, 26 and 27 of the East Midlands Regional Plan (2009) and Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Date 17th March 2011  
Signed

For Chief Planning Officer

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