



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
NCC (Property Asset Management) PO Box 128 County Hall Northampton NN1 1AS	Sursham Tompkins & Partners Cottage Farm Sywell Northampton NN6 0BJ

Part I - Particulars of application

Date of Application	Application No.
2 nd December 2010	NCC Ref: 10/00080/CCD WBC Ref: WP/2010/0541

Particulars and location of development

Construction of a new extension to provide two additional classrooms and ancillary support rooms at Croyland Primary School, Croyland Road, Wellingborough, NN8 2AX

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

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Purchase Act 2004.

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 9th November 2010
 - Design and Access Statement dated November 2010
 - Planning Support Statement dated November 2010
 - Drawing No. 4668/12 Site & Locations Plans
 - Drawing No. 4668/00 Survey As Existing
 - Drawing No. 4668/10 Scheme As Proposed
 - Drawing No. 4668/11 Plan, Ramp Details & Section As Proposed
 - Topographical Survey Plan Scale 1:500
 - Travel Plan, ref. CSP/011/Rev B dated May 2011

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

Materials

3. All external facing materials shall be in accordance with the details submitted unless otherwise agreed in writing with the County Planning Authority.

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

Hours of Construction

4. All construction works shall be confined to the hours of 8.00am to 6.00pm Mondays to Friday with no works on Saturdays, Sundays, Bank or Public Holidays. During school term construction traffic or deliveries shall not be permitted to enter or leave the site between 08.15am to 09.00am and 2.45pm and 3.45pm.

REASON: To protect the amenities of neighbouring properties from noise and other disturbance in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Construction Management

5. Prior to the commencement of development, a scheme detailing the on-site construction staff accommodation, storage of plant and materials, parking and manoeuvring of site operatives and visitor vehicles, together with the loading/unloading and manoeuvring of goods vehicles, shall be submitted to and approved in writing by the County Planning Authority. The agreed works

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shall then be implemented before any other building or engineering operations are commenced.

REASON: In the interests of highway safety and the amenity of local residents during the construction process in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Highway Safety

6. Operations shall be controlled to ensure that no mud or other debris is deposited on the public highway.

REASON: In the interests of highway safety in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Travel Plan

7. The development hereby permitted shall be carried out and operated in accordance with the submitted Travel Plan, ref. CSP/011/Rev B, dated May 2011 (see Informative 3 at the end of this permission).

REASON: To better manage traffic at peak times, 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 Spatial Strategy (2008).

Protection of breeding birds

8. Operations that involve the destruction and removal of trees, hedgerows and shrubs should 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 by the development having regard to the Wildlife and Countryside Act 1981 (As Amended).

Protection of Trees/Existing Hedgerow

9. All trees, hedgerows and shrubs to be retained shall be protected from any development, including the storage of earth and materials, by means of appropriate fencing in accordance with the provisions of the British Standard 5837:2005 "Recommendations for Trees in Relation to Construction", or as otherwise may be agreed in writing with the County Planning Authority.

REASON: In the interest of amenity with regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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Informative(s)


1. 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 Services, PO Box 163, County Hall, Guildhall Road, Northampton, NN1 1AX (Tel: 01604 236700).
2. 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.
3. 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.

REASONS FOR APPROVAL

It is considered that the proposed infill 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 location, size and design of the proposed infill extension are considered to be acceptable and the proposed development is considered to be acceptable having regard to Policy 13 of North Northamptonshire Core Spatial Strategy (2008).

Date: 21st June 2011

Signed:



For Chief Planning Officer

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