



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
NCC Property Asset Management
c/o Bovis Lend Lease Consulting Ltd
PO Box 128
County Hall
Northampton
NN1 1AS

Name and address of agent (if any)
pHp Architects
The Old Rectory
Rectory Lane
Milton Malsor
Northampton
NN7 3AQ

Part I - Particulars of application

Date of Application

Application No.

Received – 26th January 2011
Valid – 7th February 2011

NCC – 11/00006/CCD
SNC – S/2011/0162/PCC

Particulars and location of development

Variation of condition 2 of planning permission 10/00028/CCD to revise the site layout at The Gateway School, St John's Road, Tiffield, Towcester NN12 8AA

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. 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 submitted application: i.e. Application Form dated 26th January 2011; Planning Support Statement dated January 2011; Design and Access Statement dated February 2010; Statement of Need; Secured by Design Statement dated March 2010; Travel Statement; Waste Minimisation Strategy dated March 2010; Tree Survey Report, prepared by Wilbytree Surgeons Limited dated May 2010; Tree Constraints Plan, prepared by Wilbytree Surgeons Limited dated May 2010; Bat Survey, prepared by Middlemarch Environmental Limited dated July 2010; Drawing No. 3872/100 T1 – Existing Site Plan; Drawing No. 3872/101 T1 – Existing Plans; Drawing No. 3872/102 T6 – Location Plan; Drawing No. 3872/103 T8 – Proposed Site Plan; Drawing No. 3872/200 T5 – New Build GA Plan; Drawing No. 3872/220 T2 – Existing Building GA Plan; Drawing No. 3872/301 T8 – New Build Elevations and Street Scene; Drawing No. 3872/304 T1 – Existing Elevations; Drawing No. LEGE0106-T01 – Topographical Survey.

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 Public Holidays.

Reason: To protect the amenities of neighbouring properties from noise and other disturbance in accordance with Saved Policy G3 of the South Northamptonshire Local Plan (1997).

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 The Gateway School and reduce congestion in the area in accordance with saved Policy G3 of the South Northamptonshire Local Plan (1997).

Materials

5. 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.

Reason: In the interests of visual amenity and in accordance with Saved Policy G3 of the South Northamptonshire Local Plan (1997).

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.

Travel Plan

6. Prior to the occupation of the development hereby permitted a Travel Plan shall be submitted to the County Planning Authority for approval in writing. Such a plan is to include details of the provision/encouragement of alternative modes of transport to the car for all users of the site, together with the phasing of measures as appropriate. The approved Travel Plan shall be implemented on the occupation of the development.

Reason: In order to comply with the objectives of national and local Planning Policies which promote sustainable development with particular regard to transport and to reduce the schools impact on traffic flow and parking in the surrounding area by promoting sustainable means of travel in accordance with Saved Policy G3 of the South Northamptonshire Local Plan (1997).

Landscaping

7. Within 3 months of the date of this permission a comprehensive landscaping scheme shall be submitted to the County Planning Authority for its approval in writing. Details shall be provided of the location, numbers, types and species of trees and shrubs proposed to be planted and be in general accordance with the application material including plan reference 3872/103 Rev T8 Proposed Site Plan. The scheme as agreed shall be implemented within the first planting season (following completion of the building works) available.

Reason: In the interests of visual amenity and in accordance with Saved Policy G3 of the South Northamptonshire Local Plan (1997).

8. Any trees or shrubs which die or otherwise fail within five years of planting shall be replaced during the following planting season with trees or shrubs of a similar size or species to those originally planted.

Reason: To ensure the proper maintenance and aftercare of the approved landscaping scheme in accordance with Saved Policy G3 of the South Northamptonshire Local Plan (1997).

Protection of Trees and Shrubs

9. 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 and shrubs which are proposed to be retained on the site have been protected in accordance with a tree protection scheme which shall first have been submitted to and approved in writing by the County Planning Authority. The protection measures shall be maintained until all equipment, machinery, surplus materials and soil 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 Saved Policy G3 of the South Northamptonshire Local Plan (1997).

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.

Protection of Breeding Birds

10. Operations that involve the destruction and removal of 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.

Lighting

11. No external lighting, shall be installed until a scheme of all lighting provision related to the development hereby permitted has been submitted to, and approved in writing by the County Planning Authority. The scheme shall include details of the types and height of lights and/or light columns, their location, technical specification, means of preventing or minimising light spillage and the proposed hours of use.

Reason: In the interests of residential amenity in accordance with Saved Policy G3 of the South Northamptonshire Local Plan (1997).

Community Use

12. Community use of the facility shall be restricted to out-of-school hours only.

Reason: To allow for the provision of adequate on-site parking facilities in connection with the community use of the facility in accordance with Saved Policy G3 of the South Northamptonshire Local Plan (1997).

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's attention is drawn to the recommendations of the Bat Survey prepared by Middlemarch Environmental Limited dated July 2010 that if the buildings are not demolished by July 2011 an update survey would be required to confirm that no bats have colonised any features in the interim.
4. 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).

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.

REASONS FOR APPROVAL

The proposal at the Gateway School is to vary condition 2 of planning permission 10/00028/CCD to revise the site layout for the new Vocational Training Centre. The redesign of the scheme has resulted in a smaller new build element which is approximately half the footprint of the previously approved scheme and is detached from the existing building to be refurbished. The vocational subject areas are the same as previously approved, but some are now within the refurbished building rather than the new build element. The layout of the new parking area adjacent to the site access has also been revised. The staff and pupil numbers remain as previously approved.

The design and appearance of the proposed development is considered to be acceptable and would adequately reflect the character and appearance of the local area. The protection of all trees to be retained has been considered and can be dealt with by planning condition and the comments from the CPDA are incorporated into the proposal. As no further issues were raised, it is considered that the proposed development is acceptable in accordance with Policy 2 of the East Midlands Regional Plan and Saved Policies G3 and EV1 of the South Northamptonshire Local Plan and the application should be approved subject to the conditions above.

Date 4th April 2011.....

Signed G.P. Watson.....

For Chief Planning Officer

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.