Town and Country Planning Act 1990

PLANNING PERMISSION

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

Name and address of agent (if any)
GHM Rock Townsend
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Wheathampstead
Herts
AL4 8SB

Part I - Particulars of application

Date of Application
Received – 4th February 2011
Valid – 11th February 2011

Application No.
NCC – 11/00007/CCD
NBC – N/2011/0314

Particulars and location of development

Variation of condition 2 of planning permission NO/05/509 to vary the approved plans for Phase 2 to include the addition of a Parent’s Room and a Plant Room at Upton Meadow Primary School, The Square, Upton, Northampton NN5 4EZ

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 4th February 2011; Planning Statement dated 1st December 2010; Drawing No. L00-001 – Site Location; Drawing No. L90-002 – Site Plan as Proposed; Drawing No. L00-003 – Ground Floor and Roof Plan as Proposed; Drawing E00-004 – Elevations as Proposed; Drawing No. P1 26/01 Rev G – Phase 1 Location Plan; Drawing No. 02 Rev F – Site Plan; Drawing No. 03 Rev D – Layout Plan and Drawing No. 04 Rev F – Elevations.

Reason: To define the scope of the permission and in the interest of clarity.

Materials

3. All materials and finishes on the proposed extension shall be carried out as proposed in the submitted application to match the existing school building unless otherwise agreed in writing by the County Planning Authority.

Reason: In the interests of visual amenity and in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

Front Boundary to School

4. The design and materials to be used for the front boundary wall, railings and gates to the school shall be maintained as approved on 22nd March 2006 and completed in accordance with plans P1-22 rev A, P1 26/12 rev D, P1 26/24 B and P1 Ex 15.

Reason: In the interests of visual amenity and in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

Protection of Breeding Birds

5. Operations that involve the destruction and removal of vegetation shall not be undertaken during the months of March to August inclusive, except when approved in writing by the County Planning Authority, once they are satisfied that breeding birds will not be affected.

Reason: To ensure that breeding birds will not be adversely affected in accordance with Policy 2 of the East Midlands Regional Plan (2009).

Protection of Trees

6. Adequate protection of existing trees on the eastern boundary of the site, including that which is the subject of a Tree Preservation order, must be carried out, to fully adhere to British Standard 5837 (2005) – Trees in Relation to Construction - Recommendations.

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**Reason:** To ensure the adequate protection of trees, including those subject of a Tree Preservation Order in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

**Boundary Treatment**

7. The existing security fencing and boundary treatment for the whole site shall be thereafter maintained.

**Reason:** In the interests of the security of the site in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

**Travel Plan**

8. Prior to the occupation and use of the Phase 2 development hereby permitted, 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 Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

**Cycle Provision**

9. Details of the location of the cycle parking spaces shall be as approved on 22nd March 2006 (Plan ref 2612 Rev D) and, except as may otherwise be agreed in writing, these details shall be fully implemented in a phased manner, on an annual basis, over a period of 3 years from the date of first occupation.

**Reason:** To ensure that an appropriate number of cycle spaces shall be provided in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

**Lighting**

10. Prior to the Phase 2 extension coming into operation a scheme of external lighting provision related to the development hereby permitted has been submitted to, and approved by the County Planning Authority. The scheme shall include details of the types and height of lights and/or light columns, their locations, technical specifications, means of preventing or minimising light spillage and the proposed hours of use.

**Reason:** In the interest of residential amenity in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

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Landscaping

11. The scheme of landscaping shall be as approved on 22\textsuperscript{nd} March 2006 (Plan ref 2612 Rev D). Any trees, shrubs or hedges planted in accordance with the approved scheme shall be maintained and any plants which within five years of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the County Planning Authority.

\textbf{Reason:} In the interests of visual amenity and in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

Community Use Agreement

12. Prior to the occupation of Phase 2 a community use agreement for the use of all the school sports facilities and associated sports development plan shall be drawn up and submitted to the County Planning Authority for approval in writing. The approved scheme shall be thereafter implemented and maintained.

\textbf{Reason:} To encourage well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport and to accord with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

Hours of Construction

13. 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, or Public Holidays.

\textbf{Reason:} To protect the amenities of neighbouring properties from noise and other disturbance in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

Construction Delivery Vehicles

14. 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 during school term.

\textbf{Reason:} To safeguard the pupils and parents at Upton Meadows Primary School and reduce congestion in the area in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

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Noise Control

15. Before the development hereby permitted commences 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 provision 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: To protect the amenities of neighbouring properties from noise in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

INFORMATIVES

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. 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. The reviewed Travel Plan shall be submitted to the County Planning Authority for approval in writing.

3. 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.

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) for advice on the appropriate procedure.

5. 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

The proposal is to amend the approved plans appertaining to condition 2 of extant planning permission ref. NO/05/509 for the second phase of Upton Meadows Primary School to include a Parents’ Room and a Plant Room (an additional 51m²). The overall design and appearance of the proposed development is considered to be acceptable and would adequately reflect the character and appearance of the existing school buildings. The recommendations received from the Crime Prevention Design Advisor are to be incorporated into the proposals and the comments from Northampton Borough Council can be dealt with by the imposition of a planning

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condition. 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 (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997) and the application should be approved subject to the conditions above.

Date: 5th May 2011

Signed

For Chief Planning Officer

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