Town and Country Planning Act 1990

PLANNING PERMISSION

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

Name and address of agent (if any): NCC
County Hall
PO Box 128
Northampton
NN1 1AS

Part I - Particulars of application

Date of Application: Valid - 15th August 2011
Application No.: NCC - 11/00054/CCD
NBC - N/2011/0832

Particulars and location of development

Change of use from B1 to mixed B1 and D1 at Weston Favell Housing Office, Billing Brook Road, Weston Favell, Northampton NN3 8SE

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 following approved documents:

- Application Form, dated 1st July 2011;
- Planning Application Supporting Statement;
- Drawing No. 4758/HSP100 – Site Location Plan;
- Drawing No. N0859AA – Purchase of Freehold Land for Housing Office at Weston Favell;
- Drawing No. 4758/101 – Block Plan;
- Drawing No. 4758/20 – Existing Basement & Ground Floor Plans;
- Drawing No. 4758/21 – Existing First Floor Plan/Rear Elevation & Typical Section;
- Drawing No. 4758/22 – Proposed Ground Floor Plan; and
- Drawing No. 4758/23 – Proposed First Floor Plan & Rear Elevation.

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

Car Park Barrier

3. Prior to the commencement of development, full details of the secure parking barrier shall be submitted to and approved in writing by the County Planning Authority. Development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interest of community safety in accordance with Saved Policy E40 of the Northampton Local Plan (1997).

Cycle Provision

4. Prior to the proposed use coming into operation a scheme shall be submitted to the County Planning Authority showing the location and layout of secure cycle parking spaces and facilities, the scheme shall be fully implemented upon first occupation of the building.

Reason: To ensure that an appropriate number of cycle spaces shall be provided to encourage staff and customers travelling to the site to use sustainable forms of transport.

Travel Plan

5. Prior to the first occupation and use of the development, a Company Travel Plan shall be 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.

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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.

3. 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.

4. 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 ground floor of the former Weston Favell Housing Office is proposed to change from an office (Use Class B1) to a Community Resource Centre for adults with learning disabilities (Use Class D1). The first floor of the building will remain offices (Use Class B1).

The objection raised by a neighbouring business Northampton Leisure Trust regarding increased traffic movements and potential overspill parking has been carefully considered. The proposed change of use from a Housing Office (Use Class B1) to Community Resource Centre and offices (mixed Use Class B1 and D1) is not considered to be a significant intensification of use at the site and therefore this issue would not justify refusal of the application. Adequate safeguards will be put in place by how the site is proposed to operate and via a Travel Plan to encourage staff and customers travelling to the site to use more sustainable means of transport than single occupancy car travel. Issues raised by the Crime Prevention Design Advisor and NCC’s Access Development Officer can be dealt with by planning condition. As no further issues have been raised, it is considered that the proposed development is acceptable in accordance with Saved Policy E20 of the Northampton Local Plan (1997) and the application should be approved subject to the conditions above.

Date...1st October 2011........... Signed ........................................

For Assistant Director of Environment and Planning

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