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)
Northampton School Ltd
Waterside House
Waterside Way
Northampton
NN4 7XD

Part I - Particulars of application

Date of Application
Valid – 30th August 2011
Application No.
NCC – 11/00059/CCD
NBC – N/2011/0862

Particulars and location of development

Expansion of school including the erection of a new stand-alone teaching block, new covered link to existing building, extension of staff car parking and additional hard surface play area at Standens Barn Primary School, Flaxwell Court, Northampton NN3 9EH

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.

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 and plans:

- Application Form dated 11th August 2011;
- Planning Statement dated August 2011;
- Design & Access Statement dated August 2011;
- Appendix A Construction Management dated August 2011;
- Appendix B Arboricultural Survey dated August 2011;
- Appendix C Noise Impact Assessment ref: C/12858/L05/CMW dated 7th July 2011;
- Appendix D Drainage/Foul Sewerage ref: 11/13265 dated 2nd August 2011;
- Appendix E External Lighting dated August 2011;
- Appendix F Contamination SI Report ref: 692657 dated 30th November 2005;
- Appendix G Supplementary SI Reports ref: 322552-1-1 dated 3rd July 2003;
- Appendix H School Travel Plan dated 2006;
- Appendix I Transport Statement ref: 4622R006ATS dated August 2011;
- Drawing No. SB-01A – Existing Location Plan & Site Plan;
- Drawing No. SB-02A – Existing Site & Ground Floor Plan;
- Drawing No. SB-03 – Existing Elevations/Sections;
- Drawing No. SB-04A – Proposed Site/Ground Floor Plan;
- Drawing No. SB-05A – Proposed Roof Plan;
- Drawing No. SB-06A – Proposed Ground Floor Plan;
- Drawing No. SB-07 – Proposed Elevations and Sections;
- Drawing No. SB-08 – Proposed Site Sections;
- Drawing No. SB-09 – Proposed 3D Views;
- Drawing No. SB-10A – Site Access Plan Proposed;
- Drawing No. SB-11 – Site Photos;
- Drawing No. SB-12A – External Play Space Analysis; and
- Drawing No. SB-13A – Construction Management.

Materials

3. Details of the materials including colours to be used for the external surfaces of the building shall be submitted to and approved in writing by the County

Reason: For the avoidance of doubt and in the interests of amenity with regard to Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

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Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

4. The proposed gate and fencing hereby approved shall match the existing fencing on site unless otherwise agreed in writing by the County Planning Authority.

Reason for conditions 3 and 4: In the interest of the appearance of the building and the visual amenities of the area with regard to Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

Covered Link

5. Full details of the design of the covered link proposed to connect the new building to the existing school building shall be submitted to and approved in writing by the County Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

Reason: In the interest of the appearance of the building and the visual amenities of the area with regard to Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

Archaeology

6. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the county planning authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with PPS5 Policy HE12.

Cycle Provision

7. Details of the location of cycle parking spaces shall be as submitted on Drawing ref. SB-04A – Proposed Site/Ground Floor Plan unless otherwise agreed in writing with the County Planning Authority. These spaces shall be covered and the provision shall be monitored and reviewed on an annual basis alongside the school travel plan (condition 12) and additional covered spaces be provided if the results of the annual review demonstrate that there is an insufficient number of spaces to meet peak demand.

Reason: To ensure that an appropriate number of cycle spaces shall be provided in accordance with Policies 2 and 46 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

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Hours of Construction

8. 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, Bank or Public Holidays.

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).

Access and Highway Safety

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 8.15am to 9.00am and 2.45pm to 3.45pm Mondays to Fridays during term time.

Reason: To safeguard the pupils and parents at Standens Barn Primary School and reduce congestion in the area having regarding to Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

10. 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 the public highway.

Reason: To avoid any adverse impacts on the highway network and highway safety having regarding to Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

Construction Management Plan

11. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the County Planning Authority. The Construction Management Plan shall include and specify the provision to be made for the following:

i. Overall strategy for managing environmental impacts during construction;
ii. Measures to control the emission of dust and dirt during construction;
iii. Measures to control noise emanating from the site during construction;
iv. Construction Plant Directional signage (on and off site);
v. Provision for emergency vehicles;
vi. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;
vii. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
viii. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;

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ix. Storage of plant and materials used in constructing the development; and

x. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from construction works including confirmation of any material exports, routing and deposition sites.

The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works unless otherwise approved in writing by the County Planning Authority.

**Reason:** In the interests of residential amenity, highway safety and visual amenity 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**

12. Prior to the occupation and use of the development, 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 and should be reviewed on an annual basis and updated where appropriate to reflect any changes in circumstances.

**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 46 of the Regional Spatial Strategy for the East Midlands (2009).

**Protection of Breeding Birds**

13. Operations that involve the destruction and removal of trees, hedgerows and shrubs shall not be undertaken during the months of March to September 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 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

**Protection of Trees**

14. All trees to be retained shall be protected in accordance with the tree protection measures set out in the Arboricultural Implications Plan Ref. 3526/D01-0885 Rev 1 and Tree Schedule Ref. 11-0954/3526/D01/Rev1.

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

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Replacement Tree Planting

15. Except as may otherwise be agreed in writing by the County Planning Authority, prior to the completion of the building works hereby permitted a scheme for replacement trees to be planted for those to be removed due to their poor condition shall be submitted to the County Planning Authority for approval in writing. The trees shall be planted in the first planting season following completion of the building works.

Reason: In the interests of visual amenity of the area having regard to Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E40 of the Northampton Borough Local Plan (1997).

Crime Prevention

16. Prior to completion of the building works a crime prevention scheme of additional planting of prickly shrubs/hedging inside the fence line along the northern boundary with details of location, size and species or details of a replacement 2.4m high weld mesh fence along the northern boundary shall be submitted to the County Planning Authority for approval in writing. The crime prevention scheme as agreed shall be implemented, and in the case of additional planting, within the first planting season (following completion of the building works) available.

Reason: In the interests of security and crime prevention in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E40 of the Northampton Borough Local Plan (1997).

Planting Maintenance

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

Reason: To ensure the proper maintenance and aftercare of the approved landscaping scheme in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E40 of the Northampton Borough Local Plan (1997).

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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. 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.

3. 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 Buildings Regulations for which a separate application should be made.

4. The applicant's attention is drawn to the recommendation of the Crime Prevention Design Advisor that all new doors and windows meet the standards outlined in the Secured by Design Guidance for Schools, especially where they face the rear fence line. The new building should also be connected to the existing school alarm system with detectors in each room and not just in the communal areas.

REASONS FOR APPROVAL

Standens Barn Primary School is proposed to be expanded from a 1.5 to 2 form entry school (with a capacity for 420 places) in order to accommodate the increasing number of primary-aged children in the Northampton area. A new stand-alone building is proposed to accommodate two classrooms, a hall and studio and general support/resource areas and other works include a new covered link connecting the new building to the existing school, an additional hard surface play area and four additional staff car parking spaces.

Concerns expressed by a local resident regarding existing parking problems which could be exasperated by any expansion of the school have been carefully considered. There are traffic congestion problems at the start and end of the school day at practically every primary school and these are matters for the School Travel Plan to address and manage. There has been no objection from the Highway Authority in relation to the highway safety and traffic concerns and it is not considered that the proposed development would 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. Northampton Borough Council has not objected to the scheme. Overall, the location, size and design of the proposed development is considered acceptable having regard to Policy 2 of the East

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Midlands Regional Plan (2009) and Saved Policy E20 and E40 of the Northampton Borough Local Plan (1997).

Date 18th November 2011

Signed ........................................

For Assistant Director of Environment and Planning

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