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

Part I - Particulars of application

Date of Application
30th August 2011

Application No.
NCC – 11/00060/CCD
NBC – N/2011/0858

Particulars and location of development

Expansion of school including the erection of a new stand-alone two storey teaching block, new covered link to existing building, extension of staff car park, additional hard surface play area and the extension of existing covered play canopy at Kingsley Primary School, Wallace Road, Northampton, NN2 7EE

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 seven 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.

Scope of Permission

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.
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 12\textsuperscript{th} 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/L04/CMW dated 7\textsuperscript{th} July 2011;
- Appendix D Drainage/Foul Sewerage ref: 11/13368 dated 2\textsuperscript{nd} August 2011;
- Appendix E External Lighting dated August 2011;
- Appendix F Contamination SI Report ref: 692657 dated 30\textsuperscript{th} November 2005;
- Appendix G Supplementary SI Reports ref: 322869-1-1 dated 3\textsuperscript{rd} July 2003;
- Appendix I Transport Statement ref: 4622R004A, Revision A dated August 2011;
- Drawing No. KL-15 - Site Plan with Construction Management;
- Drawing No. KL-01 - Location Plan & Existing Site Plan;
- Drawing No. KL-02 - Existing Site / Ground Floor Plan;
- Drawing No. KL-03 - Existing Elevations;
- Drawing No. KL-04 - Proposed Site/Ground Floor & First Floor Plan;
- Drawing No. KL-05 - Proposed Roof Plan;
- Drawing No. KL-06 - Proposed Ground and First Floor Plan;
- Drawing No. KL-07 - Proposed Elevations & Section;
- Drawing No. KL-08 - Proposed Site Sections;
- Drawing No. KL-09 - Proposed Site Section;
- Drawing No. KL-10 - Site Access Plan Proposed;
- Drawing No. KL-11 - Site Photos;
- Drawing No. KL-12 - External Play Space Analysis;
- Drawing No. KL-13 - Construction Management; and
- Drawing No. KL-14 - Proposed Canopy.

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).

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 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.

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5. Prior to the occupation of the building hereby permitted, the windows in Elevation 01 (as shown on drawing no. KL-07) shall be glazed with obscure glass only and the windows shall be permanently maintained with obscure glazing at all times thereafter.

Reason for conditions 3, 4 and 5: 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 and Canopy Extension

6. Full details of the design of the covered link proposed to connect the new building to the existing school building and the proposed canopy extension 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).

Hours of Construction

7. 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

8. Except as may otherwise be agreed in writing by the County Planning Authority, construction delivery vehicles shall not enter or leave the site between the following times on Monday to Friday during term time:

   i.  8.15am to 9.00am
   ii. 11am to 12.45pm
   iii. 2.45pm to 3.45pm

9. 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.

10. Heras fencing shall be erected along the pedestrian pathway along the access route between the car park to the rear of Kingsley Nursery School and the junction with Wallace Road. The fencing shall be in place prior to the

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commencement of works and remain in place and maintained until the completion of works.

**Reason for conditions 8, 9 and 10:** To avoid any adverse impacts on the highway network and highway safety in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

**Archaeology**

11. 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.

**Construction Management Plan**

12. 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;

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).

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Travel Plan and Existing Cycle Spaces

13. 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 approval. The plan as approved shall thereafter be implemented and should be reviewed on an annual basis and updated where appropriate.

14. Except as otherwise agreed in writing by the County Planning Authority, within three months of the date of commencement under condition 1 the existing cycle spaces shall be located under a covered shelter.

**Reason for conditions 13 and 14:** To reduce the number of car borne journeys related to the development, encourage the use of means of transport other than the private car and provide a degree of protection to student and staff cycles in accordance with Policy 46 of the Regional Spatial Strategy for the East Midlands (2009).

Cycle Provision

15. The provision of cycle spaces shall be monitored and reviewed on an annual basis alongside the school travel plan (condition 10) and additional covered spaces provided if the results of the annual review demonstrate that there are an insufficient number of spaces to meet peak demand.

**Reason:** To encourage staff and students to cycle and ensure that an appropriate number of cycle spaces are 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).

Landscaping and Protection of Trees

16. Within 3 months of the date of this permission, a detailed scheme of landscaping incorporating native species shall be submitted to the County Planning Authority. Once approved, the scheme shall be fully implemented during the first available planting season following the completion of development. Any trees, shrubs or hedges planted in accordance with the approved scheme shall be maintained and any plants which within five years of planting either 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.

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

17. All trees to be retained shall be protected in accordance with the tree protection measures and landscaping specification set out in the Arboricultural Implications Plan Ref. 3526/D01/D11-0887 Rv 1 and Tree Schedule Ref. 11-0921/3526/D01.

**Reason:** To maximise biodiversity benefits and ensure the proper maintenance and aftercare in accordance with Policy 2 of the East Midlands

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

Playing Fields

18. The proposed additional playing field and any existing playing field area affected by the construction work shall be provided/reinstated to at least the standard of the existing school playing field area.

**Reason:** To ensure the site is restored to a condition fit for use as a playing field and in accordance with Policy 2 of the East Midlands Regional Plan (2009).

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, even if 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 Service, Floor 3, Guildhall Road Block, County Hall, Northampton, NN1 1DN (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 Building 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.

**REASONS FOR APPROVAL**

It is considered that the proposed development would not have a significant adverse impact on residential amenity, highway safety or traffic which would justify refusal of the planning application. There are no objections to the application. Overall, the location, size and design of the proposed development is considered acceptable having regard to Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 and E40 of the Northampton Borough Local Plan (1997).

Date... 25.11.2011............ Signed ......... M. B. Chanet ............

For Assistant Director of Environment and Planning

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