Town and Country Planning Act 1990

PLANNING PERMISSION

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

Name and address of agent (if any)
Stimpson Walton Bond Architects
59 York Road
Northampton
NN1 5QL

Part I - Particulars of application

Date of Application
19th September 2011

Application No.
NCC Ref: 11/00068/CCD

NBC Ref: N/2011/0989

Particulars and location of development

Construction of a new single storey wing to existing school to provide 4 new classrooms and ancillary facilities including a relocated school kitchen at Weston Favell Primary School, Westwood Way, Weston Favell, Northampton, NN3 3HH

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.

REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory 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 plans:

- Applications Forms dated 1st August 2011
- Letter from Stimpson Walton Bond dated 3rd August 2011
- Design and Access Statement Revision A dated July 2011
- Design and Access Statement Addendum dated July 2011
- Planning Statement dated July 2011
- Drawing No. 2011/21/100 Rev A Existing Site & Location Plan
- Drawing No. 2011/21/102 Existing Elevations & Sections
- Drawing No. 2011/21/110 Rev B Proposed Site & Location Plan
- Drawing No. 2011/21/111 Rev D Proposed Ground Floor Plan
- Drawing No. 2011/21/112 Rev A Proposed Elevations & Sections
- Drawing No. 2011/21/120 Rev B Elevations
- Travel Plan dated April 2011
- Transport Statement Rev A, ref 4664R001A TS dated September 2011
- Flood Risk Assessment, ref. JEAT/P6068, dated October 2003
- Ground Investigation, ref. 03.08.001, dated September 2003

REASON: For the avoidance of doubt and in the interests of proper planning.

Materials

3. All facing materials shall be in accordance with the details submitted unless otherwise agreed in writing with the County Planning Authority.

REASON: To ensure that the proposed development is in keeping with the existing building and does not prejudice the appearance of the locality in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

Archaeology

4. 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.

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Construction Management Plan

5. 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. Measures to protect retained trees and shrubs during construction;
v. Construction Plant Directional signage (on and off site);
vi. Provision for emergency vehicles;
vii. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;
viii. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
ix. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
x. Storage of plant and materials used in constructing the development; and
xi. 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).

Hours of Construction

6. Except as may otherwise be agreed in writing by the County Planning Authority all construction works shall be confined to the hours of 8.00am 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).

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Access & Highway Safety

7. 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 and 3.45pm Mondays to Fridays during term time.

REASON: In the interests of highway safety and the amenity of local residents during the construction process in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

8. 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 in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

Landscape

9. 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: To compensate for planting lost as a result of the development and in the interest of amenity with regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Noise and Odour

10. Before the development hereby permitted is occupied 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 provisions 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: In the interests of residential amenity in accordance with saved Policy E20 of the Northampton Borough Council Local Plan (1997).

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11. Before the development hereby permitted is occupied, a scheme shall be agreed with the County Planning Authority that specifies the provisions to be made for the collection, treatment and dispersal of cooking odours. The agreed scheme shall be implemented prior to the development coming into use and shall be maintained thereafter.

REASON: In the interests of residential amenity in accordance with saved Policy E20 of the Northampton Borough Council Local Plan (1997).

Contaminated Land

12. The development hereby permitted shall be carried in accordance with the recommendations set out in the submitted Ground Investigation report dated September 2003 prepared by Listers Geotechnical Consultants.

REASON: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy 2 of the East Midlands Regional Plan (2009) and saved Policy E20 of the Northampton Borough Council Local Plan (1997).

Surface Water

13. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the County Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

REASON: To prevent the increased risk of flooding in accordance with saved Policy E20 of the Northampton Borough Council Local Plan (1997).

Travel Plan

14. 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).

Cycle Provision

15. Details of the location of the covered cycle parking spaces shall be as submitted on Drawing No. 2011/21/111 Revision D unless otherwise agreed.

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in writing with the County Planning Authority. This provision shall be monitored and reviewed on an annual basis alongside the school travel plan and additional 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).

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. 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 Services, Floor 3, County Hall, Guildhall Road, 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.

REASONS FOR APPROVAL

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. The issues which have been raised by the Borough Council's Environmental Health Officer and the Highways Authority can be dealt with by the imposition of planning conditions. Overall, the location, size and design of the new extension is considered to be acceptable having regard to Policies 2 and 46 of East Midlands Regional Plan (2009) and saved Policy E20 of the Northampton Borough Local Plan.

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