



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
NCC (Property Asset Management)
c/o Lend Lease Consulting
PO Box 128
County Hall
Northampton
NN1 1AS

Name and address of agent (if any)
Mr Chris Wayman
pHp Architects
Old Rectory
Rectory Lane
Milton Malsor
NN7 3AQ

Part I - Particulars of application

Date of Application

13th October 2011

Application No.

NCC – 11/00071/CCD
SNC – S/2011/1315/PCC

Particulars and location of development

Construction of a single storey brick classroom and staffroom extension and new covered play area at John Hellins Primary School, High Street, Potterspury, Towcester NN12 7PG

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 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 plans:

- Application Form, dated 6th October 2011;
- Planning Support Statement Rev 2, received 13th October 2011;
- Arboricultural Implications Assessment Ref. 11-133/3372/D15/RV2, received 7th December 2011;
- Arboricultural Method Statement Ref. 11-2490/3372/D15/R, received 7th December 2011;
- Travel Plan, October 2011;
- Action Plan for Travel Plan, October 2011;
- Drawing No. 3956/001 Rev P2 Site Plan;
- Drawing No. 3956/010 Rev P6 Proposed Plan;
- Drawing No. 3956/011 Rev P3 Proposed Elevations;
- Drawing No. 3956/012 Rev P4 Proposed Roof Plan;
- Drawing No. 3956/013 Rev P6 Contractors Compound; and
- Drawing No. 3956/015 Rev P1 Existing Floor Plan and Elevations.

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 G3 of the South Northamptonshire Local Plan (1997).

Hours of Construction Works

3. 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 with no works on Saturdays, Sundays, Public or Bank Holidays.

Reason: To protect the amenities of nearby occupiers of property from noise and other disturbance and in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy G3 of the South Northamptonshire Local Plan (1997).

Access and Highway Safety

4. 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 ensure satisfactory access and 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 G3 of the South Northamptonshire Local Plan (1997).

5. Except as may otherwise be agreed in writing by the County Planning Authority all construction delivery vehicles shall not arrive at, enter or leave

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the site during the hours of 8.00am to 9.30am and 2.30pm to 4.00pm Mondays to Fridays during term time.

Reason: To safeguard the pupils and parents at John Hellins Primary School and reduce congestion in the area in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy G3 of the South Northamptonshire Local Plan (1997).

Materials

6. All materials and finishes on the proposed extension and covered play area shall be carried out as proposed in the submitted application unless otherwise agreed in writing by the County Planning Authority.

Reason: In the interest of visual amenity and in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policies G3 and EV1 of the South Northamptonshire Local Plan (1997).

Travel Plan

7. 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 in writing. 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 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 G3 of the South Northamptonshire Local Plan (1997).

Protection of Breeding Birds

8. 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 G3 of the South Northamptonshire Local Plan (1997).

Protection of Trees/Existing Hedgerow

9. All trees/hedgerow to be retained shall be protected in accordance with the measures set out in the Arboricultural Method Statement Ref. 11-2490/3372/D15/R received 7th December 2011.

Reason: In the interest of amenity with regard to Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy G3 of the South Northamptonshire Local Plan (1997).

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Maintenance of Replacement Trees/Hedgerow

10. The replacement trees/hedgerow shall be planted during the first available planting season following the completion of development. Any trees or hedges planted 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 2 of the East Midlands Regional Plan (2009) and Saved Policy G3 of the South Northamptonshire 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 application 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 its approval in writing.
3. If you alter your plans 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 366700) 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


John Hellins Primary School is proposed to be extended to provide an additional classroom, staffroom and replacement covered play area to provide extra space to accommodate an increase in school age children moving into the new and proposed housing in the village of Potterspury.

The proposed extension is of a scale and design which would sit well with the existing school building. SNC have not objected to the proposal, but raised concerns regarding the potential increased noise disturbance the proposed covered play area could bring to neighbours. It is likely that increased noise from children may be

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experienced because the covered play area can be used in all weathers, however the section of the site where the covered play area is proposed is already an outdoor play space and any increased noise is not considered to be a significant amenity detriment and therefore this issue would not justify refusal of the application. Furthermore, covered play areas are required to be provided to meet Central Government requirements for health benefits. The issues raised by a local resident have been carefully considered having regard to the impact on traffic and highway safety. 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 these concerns. Overall the location, size and design of the new extension and covered play area are considered to be acceptable having regard to Policy 2 of the East Midlands Regional Plan (2009) and Saved Policies G3 and EV1 of the South Northamptonshire Local Plan (1997) and should be approved subject to the conditions above.

Date 16th December 2011

Signed 

For Assistant Director of Environment and
Planning

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