Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
NCC (Property Asset Management)
John Dryden House
8-10 The Lakes
Northampton
NN4 7DA

Name and address of agent (if any)

Part I - Particulars of application

Date of Application
17 September 2012

Application No.
NCC – 12/00070/CCDFUL
NBC – N/2012/0975

Particulars and location of development
Installation of a double mobile classroom at Chiltern Primary School, Chiltern Way, Northampton, NN5 6BW

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:-

Duration and Cessation

1. The use of the temporary classroom hereby permitted shall cease on the 31 October 2017 and within 3 months of that date the unit shall be removed from site and the land restored to its former condition within a further 28 days.

Reason: To ensure the temporary nature of the permitted use in the interests of visual amenity having regard to Saved Policy E20 (New Development) of the Northampton Borough Local Plan (1997).

Scope of Permission

2. Except as otherwise required by conditions attached to this planning

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.
permission the development hereby permitted shall be carried out in accordance with the following approved documents:

(a) Application Form dated 17 September 2012;
(b) Design and Access Statement dated 17 September 2012;
(c) Supporting Statement dated 17 September 2012;
(d) Wilbytree Arboricultural Method Statement dated 26 October 2012;
(e) Site Plan – Ref. N0398A (Scale 1:1250); and
(f) Elevations and Floor Plan (Scale 1:100) Ref 6006C dated 17 September 2012

Reason: To specify the approved documents in the interests of amenity with regard to Saved Policy E20 (New Development) of the Northampton Borough Local Plan (1997).

Tree Removal and Protection

3. All trees, hedgerows and shrubs to be retained shall be protected from any development, including site clearance and the storage of earth and materials, by means of appropriate fencing in accordance with the provisions of the BS5837:2012 and the approved Wilbytree Arboricultural Method Statement dated 26 October 2012. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made. The removal of trees shall also be carried out in accordance with the approved method statement.

Reason: To ensure that retained trees, shrubs and hedgerows are protected from damage in the interests of visual amenity having regard to Saved Policy E20 of the Northampton Borough Local Plan (1997).

Landscaping

4. Within 3 months of the date of this permission, a detailed scheme of landscaping and replacement trees shall be submitted to the County Planning Authority for approval in writing. 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.

Reason: To ensure that the development is adequately landscaped and in the interests of its visual amenity having regard to Saved Policy E20 of the Northampton Borough Local Plan (1997).

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Travel Plan

5. Within 3 months of 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.

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 having regard to Saved Policy E20 of the Northampton Borough Local Plan (1997).

INFORMATIVE

1. The applicant’s attention is drawn to the attached standard advice from the Crime Prevention Design Advisor for mobile classroom units.

REASONS FOR APPROVAL

Chiltern Primary School requires temporary teaching accommodation to deal with a peak in demand for primary school places in Northampton. It is considered that the proposed development will not have any significant adverse impact on the amenities of the local area due particularly to its temporary nature. Furthermore, the size and design of the proposal is also acceptable. The removal of a lesser quality tree is required to accommodate the new building. The applicant will be required to replace this tree with a mature native species tree to minimise the visual impact this may cause. The application is therefore considered acceptable having regard to Saved Policy E20 (New Development) of the Northampton Borough Local Plan (1997) which seeks the design of any new building to adequately reflect the character of its surroundings in terms of layout, siting, form, scale and materials.

Date......29-10-2017.......... Signed ..........M.Chamat ..........

For Assistant Director of Environment and Planning

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