PLANNING PERMISSION

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

Name and address of agent (if any)
GHM Rock Townsend
Old School
Exton Street
London
SE1 8UE

Date of Application
10 October 2012

Application No.
NCC Ref: 12/00073/CCDFUL
KBC Ref: KET/2012/0663

Particulars and location of development
Single and two storey extension to provide 10 new classrooms and associated external works including new MUGA, reconfigured car park and demolition of existing teaching block at St Marys C Of E Primary School, High Street, Burton Latimer, Kettering, Northamptonshire, NN15 5RL.

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:-

Commencement

1. The development hereby permitted shall be begun before the expiry of three years from 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 comply with Section 91 of the Town and Country Planning Act 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 documents:

- Application Form dated 26 September 2012;
- Proposed Location Plan – Ref: L90-001;
- Proposed Ground Floor Plan – Ref: L00-104;
- Existing Building First Floor GA – Ref: L00-102;
- Proposed Works to Existing Ground Floor – Ref: L00-407;
- Proposed First Floor Plan – Ref: L00-105;
- Existing Building Roof Plan – Ref: L00-103;
- Proposed Roof Plan & Access – Ref: L00-106;
- Proposed Section A01 & Section A02 & Section A03 – Ref: L00-201;
- Proposed Section B01 – Ref: L00-202;
- Proposed North Elevation & East Elevation – Ref: L00-301 Rev A;
- Proposed South Elevation & West Elevation – Ref: L00-302 Rev A;
- Proposed Perspective Views – Ref: L00-401;
- Perspective Views – Ref: L00/402;
- Site Layout, Fire Tender Access & Boundary Treatment – Ref: L90-006;
- RT Sketch 001_121218;
- RT Sketch 002_121218;
- Ramp Access Layout – Ref: L90-731 Rev B;
- Vehicle Swept Path – Ref: E020 Rev A;
- Lighting Layout Ground Floor Plan – Ref: 1212/E/5200 Rev P1;
- Lighting Layout First Floor Plan – Ref: 1212/E/5201 Rev P;
- External Services Site Plan – Ref: 1212/ES/1000 Rev T2;
- Drainage Layout – Ref: E030 Rev B;
- Tree Protection Measures – Ref: L90-002;
- Topography & Site Layout – Ref: L90-705 Rev C;
- Tree Constraints/Protection Plan – Ref: TCP/TPP TR.PLN.12.12.01 Rev B;
- Construction Details – Ref: SD01 Rev D;
- Global Surveys Topographical Survey dated April 2012;
- Phasing Diagram – Ref: L00-710 Rev E;
- Phasing Diagram Part 2 – Ref: L00-711;
- Planning Statement dated September 2012;
- School Travel Plan dated 26 September 2012;
- MLM Environmental Ecological Assessment including Scoping Survey for Bat Roost Potential – Ref: DMB/770425/R1 Revision 3;
- MLM Environmental Bat Detector Survey – Ref: DMB/770425/R2 Revision 0; and

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.
Materials

3. Details of the materials to be used for the external appearance of the building shall be submitted to and approved in writing by the County Planning Authority before they are utilised in the development hereby permitted. The details shall include the materials, colours and finishes to be used on all buildings. The development shall be implemented in accordance with the details as approved in writing.

Reason: In the interests of amenity protection, the Conservation Area and urban landscape character having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Hours of Construction

4. 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 having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Access and Highway Safety

5. 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 having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Access and Highway Safety

6. Prior to the commencement of construction works, the access improvement works shown on sketches 001_121218 and 002_121218 and Ramp Access Plan L90-731 Rev B shall be completed. The access works shall be constructed in accordance with the approved details and maintained thereafter.

Reason: In the interests of highway safety during the construction process having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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.
Travel Plan

7. 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 Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Construction Management Plan

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

i. Overall strategy for managing environmental impacts which raise during construction;
ii. Procedures for maintaining good public relations including complaint management, public consultation and liaison;
iii. Measures to control the emission of dust and dirt during construction;
iv. Control of noise emanating from the site during the construction period;
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. Details of delivery times;
ix. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
x. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
xii. Storage of plant and materials used in constructing the development;

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 having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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.
Hard Play and Multi-Use Games Area

9. The Multi-Use Games Area and areas of hard play hereby permitted shall not be constructed until full details of the precise location, design, layout details and construction methods are submitted to and approved in writing by the County Planning Authority. These shall be in accordance with Sport England Technical Design Guidance Notes and in accordance with Condition 12.

Reason: To ensure the development is fit for purpose, sustainable and having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Community Use Agreement

10. Prior to the completion of the Multi-Use Games Area a community use scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall apply to the Multi-Use Games Area and grassed sports pitches and shall include details of pricing policy, hours of use, access by non educational establishment users/non-members, management responsibilities, a procedure for review and a programme for implementation. The approved scheme shall be implemented upon the start of use of the development and shall be complied with for the duration of the use of the development.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and healthy communities and having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Landscaping

11. Prior to commencement of landscaping works on site, a hard and soft Landscape Scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include:

(a) Details of the tree and shrub planting; a method statement for soil amelioration and ground preparation; sources of plant stock; details of hard landscaping, hard surfaces, and fencing (or other measures) to protect newly planted trees.

(b) Proposals for management and maintenance. Details of hard surface construction and installation, edging and trees guard and fencing around planting beds.

The landscape planting scheme as agreed in writing by the County Planning Authority shall be implemented as part of the construction works with the tree and shrub planting being undertaken within the first available planting season following completion the development hereby permitted in accordance with the approved details and maintained thereafter.

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.
Any trees and shrubs planted in accordance with the approved scheme shall be maintained and any plants which within five years of planting 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 with the County Planning Authority.

Reason: In the interests of amenity protection, landscape character and biodiversity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Tree Protection

12. Other than the works identified and assessed in the submitted ‘Tree Survey, Arboricultural Impact Assessment and Tree Protection Scheme to BS 5837:2012’ dated 17th April 2013, no works to trees or works within the root protection area of a tree (RPA as defined in BS5837:2012) shall take place unless details of the proposed works has been submitted to the County Planning Authority and agreed in writing.

Reason: To safeguard and protect existing trees in the interest of biodiversity and visual amenities of the area having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Breeding Birds

13. a) Bird nesting boxes for House Martins shall be provided on the new buildings prior to the first available nesting season in accordance with the proposals in Appendix E to the submitted Ecological Assessment report dated 24th April 2013 and these, together with those already installed on the existing buildings, shall thereafter be monitored and maintained on an annual basis. Repositioning of the locations of the boxes shall be undertaken if the boxes remain unoccupied after two nesting seasons, unless otherwise agreed in writing by the County Planning Authority.

b) Operations that involve the destruction and removal of buildings, trees, shrubs, hedgerow and other vegetation shall not be undertaken during the months of March to August inclusive, unless an ecologist report is submitted to demonstrate that breeding birds will not be affected and this has been submitted to and approved in writing by the County Planning Authority.

Reason: In the interests of biodiversity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Arboricultural Method Statement

14. Subject to the requirements in condition 14(a) and 14(b) below the development shall be undertaken in accordance with the submitted ‘Tree Survey, Arboricultural Impact Assessment and Tree Protection Scheme to BS 5837:2012’ dated 17th April 2013) unless any amendments are first submitted to and agreed in writing by the County Planning Authority.

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.
14 a) No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the County Planning Authority. The scheme shall be appropriate to the scale and duration of the development hereby permitted and shall include details of:

(i) an induction and personnel awareness of arboricultural matters;

(ii) identification of individual responsibilities and key personnel;

(iii) timing and methods of site visiting and record keeping,

14 b) No root pruning to the trees identified as T7 and T8 shall be undertaken until details of this have been submitted to and agreed in writing by the County Planning Authority.

The development shall be implemented in accordance with the approved scheme.

Reason: To ensure that retained trees, shrubs and hedgerows are protected from damage in the interests of visual amenity and the designated Conservation Area having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Lighting

15. No external lighting shall be erected or installed until a scheme has been submitted in writing and approved by the County Planning Authority. The scheme shall be accompanied by a layout plan that covers all new proposed lighting, including the mobile classroom, and shall include detail of proposed beam orientation and schedule of equipment in the design (luminaire type; mounting height; aiming angles (no greater upward tilt than 5 degrees from the full horizontal cut off) and luminaire profiles) and hours of illumination to demonstrate how the scheme will minimise light pollution and impacts on neighbouring amenity, and ecology while maximising security benefits. The approved scheme shall be installed, maintained and operated in accordance with the approved details.

Reason: In the interests of amenity, ecology and security in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

REASONS FOR APPROVAL

The proposal is for the construction of both a new single and a two storey teaching blocks to provide an additional 10 classrooms. This would enable an increase at the school from 1-form (210 pupils) to 2-form (420 pupils) entry. There have been two representations regarding concerns over increased noise from the proposed MUGA. While it is acknowledged that any use of the MUGA particularly outside of school hours would generate some additional noise, the benefits to health through

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participation in sporting activities is considered a positive wider community benefit and the policy in the NPPF to promote healthy communities including through shared space and community recreational facilities supports the community use of the schools sports facilities including the MUGA. It will be the responsibility of the school to manage the community use of the MUGA and to minimise the potential disturbance to neighbouring properties where possible. Other issues such as ecology, trees and highways safety have also been carefully considered and the information submitted has addressed the concerns raised, it is not considered a justifiable reason to refuse the application.

There is significant weight in support of the application from the statutory requirement to meet the educational needs of primary school children which contributes to the building of sustainable communities, and this is supported by the NPPF’s stated intention to widen the choice and availability of school places, and to provide for shared community facilities. With the imposition of a number of planning conditions to ensure the appropriate controls are put on the proposed development, the location, size, design and amenity impacts of the new extension are considered acceptable and the proposed development should be approved having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

POSITIVE AND PROACTIVE MANNER STATEMENT

In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

INFORMATIVES

1. The applicant’s attention is drawn to the contents of the Northamptonshire Police Crime Prevention Design Advisor’s email dated 5 November 2012 which contains details of security measures which should be implemented to reduce the likelihood of crime occurring.

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 366130) 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.

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.
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.
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 7DD

Name and address of agent (if any)
GHM Rock Townsend
Old School
Exton Street
London
SE1 8UE

Part I - Particulars of application

Date of Application
10 October 2012

Application No.
NCC Ref: 12/00073/CCDFUL
KBC Ref: KET/2012/0663

Particulars and location of development

Single and two storey extension to provide 10 new classrooms and associated external works including new MUGA, reconfigured car park and demolition of existing teaching block at St Marys C Of E Primary School, High Street, Burton Latimer, Kettering, Northamptonshire, NN15 5RL.

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:­

Commencement

1. The development hereby permitted shall be begun before the expiry of three years from 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 comply with Section 91 of the Town and Country Planning Act 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 documents:

- Application Form dated 26 September 2012;
- Proposed Location Plan – Ref: L90-001;
- Proposed Ground Floor Plan – Ref: L00-104;
- Existing Building First Floor GA – Ref: L00-102;
- Proposed Works to Existing Ground Floor – Ref: L00-407;
- Proposed First Floor Plan – Ref: L00-105;
- Existing Building Roof Plan – Ref: L00-103;
- Proposed Roof Plan & Access – Ref: L00-106;
- Proposed Section A01 & Section A02 & Section A03 – Ref: L00-201;
- Proposed Section B01 – Ref: L00-202;
- Proposed North Elevation & East Elevation – Ref: L00-301 Rev A;
- Proposed South Elevation & West Elevation – Ref: L00-302 Rev A;
- Proposed Perspective Views – Ref: L00-401;
- Perspective Views – Ref: L00/402;
- Site Layout, Fire Tender Access & Boundary Treatment – Ref: L90-006;
- RT Sketch 001_121218;
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- Ramp Access Layout – Ref: L90-731 Rev B;
- Vehicle Swept Path – Ref: E020 Rev A;
- Lighting Layout Ground Floor Plan – Ref: 1212/E/5200 Rev P1;
- Lighting Layout First Floor Plan – Ref: 1212/E/5201 Rev P;
- External Services Site Plan – Ref: 1212/ES/1000 Rev T2;
- Drainage Layout – Ref: E030 Rev B;
- Tree Protection Measures – Ref: L90-002;
- Topography & Site Layout – Ref: L90-705 Rev C;
- Tree Constraints/Protection Plan – Ref: TCP/TPP TR.PLN.12.12.01 Rev B;
- Construction Details – Ref: SD01 Rev D;
- Global Surveys Topographical Survey dated April 2012;
- Phasing Diagram – Ref: L00-710 Rev E;
- Phasing Diagram Part 2 – Ref: L00-711;
- Planning Statement dated September 2012;
- School Travel Plan dated 26 September 2012;
- MLM Environmental Ecological Assessment including Scoping Survey for Bat Roost Potential – Ref: DMB/770425/R1 Revision 3;
- MLM Environmental Bat Detector Survey – Ref: DMB/770425/R2 Revision 0; and

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.
Reason: To specify the approved documents in the interests of amenity with regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Materials

3. Details of the materials to be used for the external appearance of the building shall be submitted to and approved in writing by the County Planning Authority before they are utilised in the development hereby permitted. The details shall include the materials, colours and finishes to be used on all buildings. The development shall be implemented in accordance with the details as approved in writing.

Reason: In the interests of amenity protection, the Conservation Area and urban landscape character having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Hours of Construction

4. 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 having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Access and Highway Safety

5. 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 having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Access and Highway Safety

6. Prior to the commencement of construction works, the access improvement works shown on sketches 001_121218 and 002_121218 and Ramp Access Plan L90-731 Rev B shall be completed. The access works shall be constructed in accordance with the approved details and maintained thereafter.

Reason: In the interests of highway safety during the construction process having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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.
Travel Plan

7. 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 Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Construction Management Plan

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

i. Overall strategy for managing environmental impacts which arise during construction;
ii. Procedures for maintaining good public relations including complaint management, public consultation and liaison;
iii. Measures to control the emission of dust and dirt during construction;
iv. Control of noise emanating from the site during the construction period;
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. Details of delivery times;
ix. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
x. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
xi. Storage of plant and materials used in constructing the development;
xii. 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 having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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.
Hard Play and Multi-Use Games Area

9. The Multi-Use Games Area and areas of hard play hereby permitted shall not be constructed until full details of the precise location, design, layout details and construction methods are submitted to and approved in writing by the County Planning Authority. These shall be in accordance with Sport England Technical Design Guidance Notes and in accordance with Condition 12.

Reason: To ensure the development is fit for purpose, sustainable and having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Community Use Agreement

10. Prior to the completion of the Multi-Use Games Area a community use scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall apply to the Multi-Use Games Area and grassed sports pitches and shall include details of pricing policy, hours of use, access by non-educational establishment users/non-members, management responsibilities, a procedure for review and a programme for implementation. The approved scheme shall be implemented upon the start of use of the development and shall be complied with for the duration of the use of the development.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and healthy communities and having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Landscaping

11. Prior to commencement of landscaping works on site, a hard and soft Landscape Scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include:

(a) Details of the tree and shrub planting; a method statement for soil amelioration and ground preparation; sources of plant stock; details of hard landscaping, hard surfaces, and fencing (or other measures) to protect newly planted trees.

(b) Proposals for management and maintenance. Details of hard surface construction and installation, edging and trees guard and fencing around planting beds.

The landscape planting scheme as agreed in writing by the County Planning Authority shall be implemented as part of the construction works with the tree and shrub planting being undertaken within the first available planting season following completion the development hereby permitted in accordance with the approved details and maintained thereafter.

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.
Any trees and shrubs planted in accordance with the approved scheme shall be maintained and any plants which within five years of planting 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 with the County Planning Authority.

Reason: In the interests of amenity protection, landscape character and biodiversity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

**Tree Protection**

12. Other than the works identified and assessed in the submitted ‘Tree Survey, Arboricultural Impact Assessment and Tree Protection Scheme to BS 5837:2012’ dated 17th April 2013, no works to trees or works within the root protection area of a tree (RPA as defined in BS5837:2012) shall take place unless details of the of the proposed works has been submitted to the County Planning Authority and agreed in writing.

Reason: To safeguard and protect existing trees in the interest of biodiversity and visual amenities of the area having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

**Breeding Birds**

13. a) Bird nesting boxes for House Martins shall be provided on the new buildings prior to the first available nesting season in accordance with the proposals in Appendix E to the submitted Ecological Assessment report dated 24th April 2013 and these, together with those already installed on the existing buildings, shall thereafter be monitored and maintained on an annual basis. Repositioning of the locations of the boxes shall be undertaken if the boxes remain unoccupied after two nesting seasons, unless otherwise agreed in writing by the County Planning Authority.

b) Operations that involve the destruction and removal of buildings, trees, shrubs, hedgerow and other vegetation shall not be undertaken during the months of March to August inclusive, unless an ecologist report is submitted to demonstrate that breeding birds will not be affected and this has been submitted to and approved in writing by the County Planning Authority.

Reason: In the interests of biodiversity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

**Arboricultural Method Statement**

14. Subject to the requirements in condition 14(a) and 14(b) below the development shall be undertaken in accordance with the submitted ‘Tree Survey, Arboricultural Impact Assessment and Tree Protection Scheme to BS 5837:2012’ dated 17th April 2013) unless any amendments are first submitted to and agreed in writing by the County Planning Authority.

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.
14 a) No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the County Planning Authority. The scheme shall be appropriate to the scale and duration of the development hereby permitted and shall include details of:
   (i) an induction and personnel awareness of arboricultural matters;
   (ii) identification of individual responsibilities and key personnel;
   (iii) timing and methods of site visiting and record keeping,

14 b) No root pruning to the trees identified as T7 and T8 shall be undertaken until details of this have been submitted to and agreed in writing by the County Planning Authority.

The development shall be implemented in accordance with the approved scheme.

Reason: To ensure that retained trees, shrubs and hedgerows are protected from damage in the interests of visual amenity and the designated Conservation Area having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Lighting

15. No external lighting shall be erected or installed until a scheme has been submitted in writing and approved by the County Planning Authority. The scheme shall be accompanied by a layout plan that covers all new proposed lighting, including the mobile classroom, and shall include detail of proposed beam orientation and schedule of equipment in the design (luminaire type; mounting height; aiming angles (no greater upward tilt than 5 degrees from the full horizontal cut off) and luminaire profiles) and hours of illumination to demonstrate how the scheme will minimise light pollution and impacts on neighbouring amenity, and ecology while maximising security benefits. The approved scheme shall be installed, maintained and operated in accordance with the approved details.

Reason: In the interests of amenity, ecology and security in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

REASONS FOR APPROVAL

The proposal is for the construction of both a new single and a two storey teaching blocks to provide an additional 10 classrooms. This would enable an increase at the school from 1-form (210 pupils) to 2-form (420 pupils) entry. There have been two representations regarding concerns over increased noise from the proposed MUGA. While it is acknowledged that any use of the MUGA particularly outside of school hours would generate some additional noise, the benefits to health through

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participation in sporting activities is considered a positive wider community benefit and the policy in the NPPF to promote healthy communities including through shared space and community recreational facilities supports the community use of the schools sports facilities including the MUGA. It will be the responsibility of the school to manage the community use of the MUGA and to minimise the potential disturbance to neighbouring properties where possible. Other issues such as ecology, trees and highways safety have also been carefully considered and the information submitted has addressed the concerns raised, it is not considered a justifiable reason to refuse the application.

There is significant weight in support of the application from the statutory requirement to meet the educational needs of primary school children which contributes to the building of sustainable communities, and this is supported by the NPPF’s stated intention to widen the choice and availability of school places, and to provide for shared community facilities. With the imposition of a number of planning conditions to ensure the appropriate controls are put on the proposed development, the location, size, design and amenity impacts of the new extension are considered acceptable and the proposed development should be approved having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

**POSITIVE AND PROACTIVE MANNER STATEMENT**

In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

**INFORMATIVES**

1. The applicant’s attention is drawn to the contents of the Northamptonshire Police Crime Prevention Design Advisor’s email dated 5 November 2012 which contains details of security measures which should be implemented to reduce the likelihood of crime occurring.

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 366130) 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.

**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.
Signed ..........................

For Assistant Director of Environment and Planning

Date 23rd May 2013

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