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)
GSS Architecture
35 Headlands
Kettering
NN15 7ES

Date of Application
29 November 2012

Application No.
NCC Ref: 12/00081/CCDFUL
KBC Ref: KET/2012/0784

Particulars and location of development
Expansion of school to two form entry, including two large extensions to the east and west of the current building, increased parking provision and new tarmac hard play area at Loatlands County Primary School, Harrington Road, Desborough, Kettering, Northamptonshire, NN14 2NJ.

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:

1. Time Limit

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

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2. **Scope of Permission**

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 2 November 2012
- Drawing S04 – Site Location Plan
- Drawing S01 – Existing Site Block Plan
- Drawing (SK) 101 Rev F – Proposed Site Plan
- Drawing S03 – Existing Elevations
- Drawing (SK) 102 Rev F – Proposed Elevations
- Drawing S02 – Existing Floor Plan
- Drawing (SK) 104 Rev E – Proposed Ground Floor
- Drawing S05 – Existing Site Sections
- Drawing (SK) 112 Rev B – Proposed Site Sections
- Drawing (SK) 105 Rev D – Proposed Roof Plan
- Drawing 00-E-00-200-01 Rev P – Proposed External Lighting Layout
- Drawing SK50 Rev A – Proposed Street Elevation
- Drawing SK51 – View from Vehicle Entrance
- Drawing SK52 – View of West Elevation
- Planning Statement dated 20 November 2012
- Design and Access Statement dated 29 November 2012
- Statement of Need dated 2 November 2012
- School Travel Plan Ref: 928/2156 dated September 2012
- Lockhart Garratt Extended Phase 1 Habitat Survey Ref: 12-1201/33721/D21 dated September 2012
- Lockhart Garratt Arboricultural Report Ref: 12-1365/3372/D22/R V3 dated 31 October 2012

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

3. **Materials**

Materials, colours and finishes to be used on all buildings shall be in accordance with the approved details on the application form and plan ref: (SK) 102 Rev F.

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

4. **Signage**

Prior to the commencement of works, details of all proposed signage shall be submitted to and agreed in writing with County Planning Authority. The development shall be carried out in accordance with the agreed details and timescale.

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5. **Hours of Construction**

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).

6. **Access and Highway Safety**

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).

7. **Travel Plan**

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).

8. **Cycle Provision**

Details of the location of the cycle parking spaces shall be as submitted on Drawing No. (SK) 101 Rev F unless otherwise agreed in writing with the County Planning Authority and implemented prior to occupation and use of the development. 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 having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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9. **Construction Management Plan**

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.

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).

10. **Ecology**

An amphibian survey of the site shall be carried out to update the approved Lockhart Garrett Extended Phase 1 Habitat Survey ref: 12-1201/33721/D21 together with a mitigation strategy to mitigate the impact of the development upon the identified rare or protected species. The survey and mitigation strategy shall be submitted to and be approved in writing by the County Planning Authority prior to the commencement of the development, or vegetation clearance hereby permitted and thereafter the development shall be implemented in accordance with the approved ecological mitigation strategy including monitoring, aftercare and long term management. The mitigation strategy shall include:

a) Prescriptions for management actions, aftercare and long term management;

b) A scheme of supervision relating to site clearance work and

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implementation of mitigation;
c) Preparation of a work schedule (including an annual work plan and the means by which the plan will be rolled forward annually);
d) Timing of the works;
e) Personnel responsible for implementation of the plan; and
f) Monitoring and remedial/contingencies measures triggered by monitoring.

Reason: To make appropriate provision for the management of natural habitat relating to the approved development in the interests of biodiversity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

11. Arboricultural Method Statement

No development shall take place, nor equipment, machinery, or materials shall be brought on to the site, nor vegetation removed, until a scheme for the protection of trees, scrub and hedgerows in accordance with subsection 6.1 of BS5837 to be retained within the vicinity of the development has been submitted to and approved in writing by the County Planning Authority. The scheme shall include:

a) A Tree Protection Plan that shows the details, position, crown spread, root protection area, and construction exclusion zones in accordance with subsection 5.5 of BS5837 of retained trees and hedges on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on the plan.
b) Details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area of any retained tree, including those on neighbouring or nearby ground in accordance with section 6 and subsection 5.5 of BS5837.
c) A schedule of tree works for all the retained trees specifying pruning and other remedial or preventative work. All tree works shall be carried out in accordance with BS3998:2010, 'Recommendations for Tree Work'.
d) No works to trees or works within the root protection area of a tree (RPA as defined in BS5837) shall take place unless written notification of the date of the proposed works has been provided to the County Planning Authority 7 days prior to the commencement of any operations authorised by this consent.

The method of tree protection shall be carried out in accordance with approved details and retained until construction work has been completed.

Reason: To ensure that retained trees are protected from damage in the interests of amenity and biodiversity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

12. Landscaping

No development shall take place until a scheme for landscaping has been

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submitted to and approved by the County Planning Authority. The scheme shall include details of areas to be planted with species, spacing, protection and programme of implementation. The scheme shall be implemented within the first available planting season [October to March inclusive] following completion of the development hereby permitted in accordance with the approved details.

Reason: To ensure the enhancement of the site and to safeguard the visual amenities of the vicinity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

13. **Landscaping**

Trees, shrubs and hedges 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: To ensure the enhancement of the site and to safeguard the visual amenities of the vicinity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

14. **Lighting**

No fixed lighting shall be erected or installed until details of the location, height, design, sensors, and luminance have been submitted to and approved in writing by the County Planning Authority. The details shall ensure the lighting is designed to minimise the potential nuisance of light spillage on adjoining properties, the natural environment and highways. The lighting shall thereafter be erected, installed and operated in accordance with the approved details.

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

**REASONS FOR APPROVAL**

It is considered that the proposed extensions would not have a significant adverse impact upon neighbouring residential amenity. Although concerns were raised regarding the potential highways impacts of the development, the Highways Authority raised no objections to the scheme and it is therefore not considered a justifiable reason to refuse the application. Issues raised relating to ecology and landscaping are considered acceptable to be covered by planning condition. The location, size and design of the new extensions are considered acceptable and the proposed development is considered to be acceptable having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy.

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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.

INFORMATIVE

1. The applicant’s attention is drawn to the contents of the Northamptonshire Police Crime Prevention Design Advisor’s email dated 17 December 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.

Date: 28th February 2013

Signed

For Assistant Director of Environment and Planning

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