



## Town and Country Planning Act 1990

### PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
NCC (Property Asset Management) C/O Lend Lease Northamptonshire County Council John Dryden House 8-10 The Lakes Northampton NN4 7YD	PHp Architects The Old Rectory Rectory Lane Milton Malsor Northampton NN7 3AQ

#### Part I - Particulars of application

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Date of Application	Application No.
16 January 2013	NCC Ref: 12/00086/CCDFUL WBC Ref: WP/2013/0025

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#### Particulars and location of development

Construction of 2 new classrooms, a new hall, kitchen, stores and ancillary facilities and including the demolition of an existing mobile classroom at Wollaston Community Primary School, College Street, Wollaston, Wellingborough, NN29 7SF.

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#### 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. Commencement

The development to which this relates must be begun not later than the expiration of three years beginning with the date of this permission.

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.

## 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 forms dated 4 December 2012
- Location Plan 4016/001 P1 dated May 2011
- Proposed Plans drawing no. 4016/010 Rev P4
- Proposed New Classrooms Plan drawing no. 4016/012 Rev P3
- Proposed New Hall Plan drawing no. 4016/013 P3
- Constraints Site Plan drawing no. 4016/014 Rev P2
- Proposed Internal Alterations drawing no. 4016/015 Rev P2
- Proposed Roof Plan drawing no. 4016/016 Rev P2
- Proposed Elevations drawing no. 4016/011 Rev P5
- Planning Support Statement dated December 2012, Revision P2
- Design and Access Statement dated December 2012
- Arboricultural Survey and Method Statement report number RT-MME-113667 dated March 2013

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

## 3. Construction Management Plan

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. Proposals for informing neighbouring properties of the construction programme, including contact details for the site manager on site.
- iii. Measures to control the emission of dust and dirt during construction;
- iv. Measures to control noise emanating from the site 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.

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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 amenity and highway safety in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

#### **4. Vehicle Routing and Construction Access**

All construction vehicles entering and leaving the site shall use the proposed access off South Street as shown on the submitted Location Plan drawing No 4016/001 P1 dated May 2011. No construction vehicles shall use any other access route to the site.

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

#### **5. Hours of Working - Construction**

Except as required by condition 6 of this permission, all construction works (including deliveries) shall be confined to the hours of 7.30am to 5.30pm Mondays to Fridays and 8.00am to 1.00pm on Saturdays, with no working on Sundays, Public or Bank Holidays.

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

#### **6. Hours of Working - Construction Delivery**

Construction vehicles shall not enter or leave the site between 8.15am to 9.30am and 2.45pm to 3.45pm Mondays to Fridays during term time.

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

#### **7. Site Supervision**

No development shall take place, nor equipment, machinery or materials shall be brought on to the site for the purpose of development, 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:

- (a) An Arboricultural Clerk of Works to oversee the implementation of the approved Arboricultural Survey and Method Statement
- (b) An induction and personnel awareness of arboricultural matters;
- (c) Identification of individual responsibilities and key personnel;
- (d) Timing and methods of site visiting and record keeping,

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

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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).

**8. Lighting**

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 include a layout plan with beam orientation and schedule of equipment in the design (luminaire type; mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed, maintained and operated in accordance with the approved details.

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

9. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those detailed in the application and the further information regarding the proposed brickwork provided by the applicant in an email dated 26 March 2013.

Reason: In the interest of the appearance of the school and the visual amenities of the area having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

**10. Highway Safety**

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

**11. Travel Plan**

No development shall commence until a revised travel Plan has been submitted in writing and approved by the County Planning Authority in consultation with the Highway Authority. The approved Travel Plan shall be implemented and subsequently reviewed on an annual basis and updated where appropriate with updates to be submitted to the County Planning Authority for approval in writing.

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

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## 12. Removal of Construction Access

Within three months of the completion of the development hereby permitted, the construction access road shall be removed and the existing playing fields shall be reinstated to a standard of at least the equivalent of the remainder of the school playing field area.

Reason: In the interests of residential amenity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008) and to ensure the area is restored to a condition fit for use as playing field.

13. Within three months of the completion of the development hereby permitted, the temporary access from South Street shall be closed, the gates reinstated and all highway surfaces reinstated in accordance with the specifications of the County Planning Authority in consultation with Northamptonshire County Council Highways.

Reason: In the interest of highway safety and residential amenity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

## 14. Removal of Construction Compound

Within one month of the completion of the development hereby permitted, the construction compound shall be removed and the hard play area shall be reinstated to a standard at least the equivalent of the remainder of the school hard play area.

Reason: In the interests of residential amenity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008) and to ensure the compound is restored to a condition fit for use as a hard play area.

## REASONS FOR APPROVAL

The proposed works, in conjunction with the recommended conditions of consent are considered to be acceptable and would adequately reflect the character and appearance of the local area and minimise amenity impacts on neighbouring properties and control highway and access matters. As such it is considered that the proposed development is acceptable in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

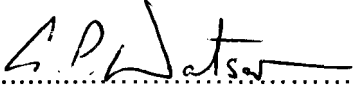
## POSITIVE AND PROACTIVE MANNER STATEMENT

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 positively and proactively in accordance with the requirement in the NPPF, as set out in the Town and County Planning (Development Management Procedure) (England) (Amendment No 2) Order 2012.

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**INFORMATIVE**

1. No works within the existing adopted highway may commence without the express written permission of the Highway Authority. Planning permission does not give or infer such permission.
2. The applicant's attention is drawn to the recommendations in the consultation response from Northamptonshire Police dated 4 February 2013.

Date 27<sup>th</sup> March 2013 ..... Signed  .....

For Assistant Director of Environment and  
Planning

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