Town and Country Planning Act 1990

PLANNING PERMISSION

<table>
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<tr>
<th>Name and address of applicant</th>
<th>Name and address of agent (if any)</th>
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</table>
| NCC (Property Asset Management)  
Northampton 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**

<table>
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<th>Date of Application</th>
<th>Application No.</th>
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| 24\(^{th}\) January 2013 | NCC Ref: 12/00090/CCDFUL  
NBC Ref: N/2013/0075 |

**Particulars and location of development**

Two storey extension with 6 new classrooms, Food/Science room, Studio, Staffroom and associated facilities and to provide new Reception class in place of existing staffroom at St Andrews CEVA Primary School, Ecton Brook Road, Northampton, Northamptonshire, NN3 5EN.

**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 7 days of such commencement.

**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 comply with Section 91 of the Town and Country Planning Act as amended by the Planning and Compulsory Purchase Act 2004.

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 Forms dated 19th December 2012;
- Planning Statement dated December 2012;
- Design and Access Statement dated December 2012;
- BCAL Consulting Transport Statement Report ref. 4859R001A TS dated January 2013;
- Site Plan, Scale 1:1250;
- Drawing No. 4012-03 Revision P1 Existing Site Plan;
- Drawing No. 4012-01 Revision P9 Proposed Site Plan;
- Drawing No. 4012-02 Revision P9 Proposed Plans;
- Drawing No. 4012-04 Revision P3 Proposed Elevations;
- Measured Building Survey Elevations dated 12th June 2012;
- Drawing No. 4012-05 Revision P3 Proposed Constraints Plan;
- Combined Phase I Desk Study & Phase II Geotechnical/Geo-Environmental Ground Investigation Report ref. AG1750-12-P21 prepared by Applied Geology dated January 2013;
- GroundSure Envirolnsight Report dated October 2012;
- Drawing No. 121240/E/2210 Revision 17 Proposed External Lighting and CCTV Layout;
- External Lighting Report and Calculations ver7 prepared by Building Services Design received 29 April 2013.

Reason: To specify the approved documents to ensure the development as proposed is permitted and in the interests of amenity protection having regard to saved Policy E20 of the Northampton Borough Council Local Plan (1997).

Materials

3. All materials to be used in the development hereby permitted shall be in strict accordance with the approved schedule, External Samples schedule dated 26th April 2013, and maintained thereafter, unless otherwise agreed in writing with the County Planning Authority.

Reason: In the interest of the appearance of the building and the visual amenities of the area with regard to Saved Policy E20 of the Northampton Borough Local Plan (1997)

Construction Management

4. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to the County Planning

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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;

xi. Storage of plant and materials used in constructing the development;

and;

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 saved Policy E20 of the Northampton Borough Council Local Plan (1997).

Hours of Construction

5. 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. During the school term, construction traffic or deliveries shall not be permitted to enter or leave the site between 08.15am to 09.00am and 14.45pm and 15.45pm.

Reason: To protect the amenities of neighbouring properties from noise and other disturbance having regard to saved Policy E20 of the Northampton Borough Council Local Plan (1997).

Trees

6. No works shall take place on site until the approved tree protection measures as shown on Drawing No. 4012-05 Revision P4 have been implemented. The approved protection measures shall be retained for the duration of the

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construction works unless otherwise agreed in writing by the County Planning Authority.

Reason: To ensure the protection of trees on the site having regard to saved Policy E20 of the Northampton Borough Council Local Plan (1997).

Highways

7. Prior to the occupation and use of the development, a scheme shall be submitted to the County Planning Authority for approval in writing detailing the provision and location of white H-Bar road markings across all residential accesses in Mill Bank in the vicinity of the school to prevent any inappropriate car parking. The scheme shall specify which residential properties accesses are to be included and show this on a plan. The agreed scheme shall be implemented prior to the development coming into use and shall be maintained thereafter.

REASON: In the interests of highway safety having regard to Policy C2 of the West Northamptonshire Joint Core Strategy - Pre-Submission (July 2012).

Noise

8. Prior to the occupation and use of the development, a scheme shall be agreed with the County Planning Authority which specifies the sources of noise on the site, whether from fixed plant or equipment or noise generated within the buildings, and the provisions to be made for its control. The agreed scheme shall be implemented prior to the development coming into use and shall be maintained thereafter.

REASON: In the interests of residential amenity having regard to saved Policy E20 of the Northampton Borough Council Local Plan (1997).

Lighting

9. A scheme with details of any external lighting associated with and affixed to the development hereby permitted shall be submitted to, and previously approved in writing by the County Planning Authority prior to the operation of any such lighting. The information to be submitted shall include a layout plan with beam orientation and schedule of equipment in the design (luminaire type; mounting height; aiming angles (not greater than 5 degrees from the full horizontal cut off; luminaire profiles; and hours of use) and a lighting contour map. The approved scheme shall be installed, maintained, operated and retained in perpetuity in accordance with the approved details unless the County Planning Authority gives its written consent to the variation.

Reason: In the interests of residential amenity, ecology, site security, light pollution minimisation and energy efficiency having regard to saved Policy E20 of the Northampton Borough Council Local Plan (1997).

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Travel Plan

10. 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 and should be reviewed on an annual basis and updated where appropriate to reflect any changes in circumstances.

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 C2 of the West Northamptonshire Joint Core Strategy – Pre-Submission (July 2012).

Cycle Provision

11. Details of the location of the cycle parking spaces shall be as submitted on Drawing No. 4012-01 Revision P9 unless otherwise agreed in writing with the County Planning Authority. These spaces shall be covered and 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 C2 of the West Northamptonshire Joint Core Strategy (Pre-Submission, July 2012).

Contaminated Land

12. If, during development, ground contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the County Planning Authority for a remediation strategy detailing how this contamination shall be dealt with.

Reason: In the interests of human health and protection of the water environment having regard to Policy BN9 of the West Northamptonshire Joint Core Strategy (Pre-Submission, July 2012).

REASONS FOR APPROVAL

Whilst it is accepted that that there will some impact upon residential amenity in terms of traffic, highway safety and amenity issues, these are not considered to be significantly adverse to justify refusal of the planning application and the creation of an additional 210 places at the school within an area where there is high demand for primary school places is considered to be of significant benefit to the local community. There has been no objection from the Highway Authority in relation to the highway safety and traffic concerns and it is considered that the proposed new extension would not have a significant adverse impact upon residential amenity in terms of traffic, highway safety and amenity issues which would justify refusal of the

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planning application. The issues which have been raised by the Borough Council's Environmental Health Officer and the Highways Authority can be dealt with by the imposition of planning conditions. Therefore, it is considered that need for the development outweighs the negative impacts relating to amenity (traffic and noise) and highway safety through increased traffic, and the proposed development is acceptable having regard to the National Planning Policy Framework (paragraphs 72 and 93 to 98) and to saved Policies E20 and E40 of the Northampton Borough Local Plan, and Policies C2 and S10 of the West Northamptonshire Joint Core Strategy (Pre-Submission, July 2012).

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(s)

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. 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 1AX (Tel: 01604 366700) 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.

4. The applicant is advised to refer to the Environment Agency's good practice advice on surface water management which can be viewed on their website:


5. No works within the existing public highway may commence without the express written permission of the Highway Authority. This planning permission does not give or infer such permission. The Highway Authority, will only give consent to commence works subject to the completion of an appropriate

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licence/agreement, within the Highways Act 1980. Full engineering, drainage, street lighting and constructional details will be required to process such an agreement. Any details submitted will be subject to a technical and safety audit that may result in changes to the details of the street and junction etc required to discharge the relevant condition above.

6. The applicant’s attention is drawn to the implementation of the Traffic Management Act 2004, where a three month notice period to allocate road space (for works within the highway) is formally given prior to the commencement of works.

Date........24-5-2013.................. Signed ........M.B. Chant

For Assistant Director of Environment and Planning

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