



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
NCC (Strategic Planning & Customers) John Dryden House 8-10 The Lakes Bedford Road Northampton NN4 7DD	GSS Architecture 35 Headlands Kettering NN15 7ES

Part I - Particulars of application

Date of Application	Application No.
5 February 2013	NCC Ref: 13/00006/CCDFUL WBC Ref: WP/2013/0080

Particulars and location of development

Expansion of school to two form entry, including extension over existing ground floor classroom block resulting in an additional three classrooms, DT specialist classroom, toilets and ancillary spaces at Victoria Primary School, Finedon Road, Wellingborough, NN8 4NT.

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 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 Country Planning Act 1990 as amended by the Planning and Compulsory

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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 documents and plans:

- Application forms dated 23 January 2013
- Site Location Plan ref: SK00 Rev B
- Existing Site Plan ref: SK02 Rev C
- Site Constraints Plan ref: SK24 Rev B
- Proposed Site Plan Showing Temporary Classrooms ref: SK25 Rev C
- Existing Floor Plans ref: SK01 Rev A
- Proposed Ground Floor Plan ref: SK18 Rev E
- Proposed First Floor Plan ref: SK19 Rev E
- Existing Elevations ref: SK21 Rev A
- Proposed Elevations ref: SK22 Rev D
- Proposed Elevations ref: SK31
- Proposed Temp Classroom Elevations ref: SK34
- Existing Roof Plan ref: SK32
- Proposed Roof Plan ref: SK33
- Planning Statement dated 5 February 2013
- Design and Access Statement dated 5 February 2013
- Lockhart Garratt Arboricultural Report ref: 12-2112/3372/D23/R v1 dated 7 January 2013
- Tree Constraints Plan ref: 12-1944 Rev 1
- Arboricultural Implications Plan ref: 12-1945 Rev 2
- Indicative Tree Protection Plan ref: 12-2153 Rev 1
- Lockhart Garratt File Note ref: 12-2943 3372 D23 R v1 dated 22 March 2013
- Lockhart Garratt Ecology Mitigation Plan Appendix I – Bats and Trees and Appendix II – Amphibians ref: 12-3091/3372/D24/R dated 12 April 2013
- Victoria Primary School Travel Plan dated 18 April 2013
- Rowan Gate Travel Plan 2007 updated 2012 dated 23 January 2013
- Highfield Nursery School and Children's Centre Travel Plan dated 23 January 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).

Construction Management Plan

3. 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:

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- 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.
- xii. Routing proposals for construction vehicles to deliver to the site.
- xiii. Proposals for reinstatement of any damage to the public highway by construction vehicles.

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).

Arboricultural Method Statement

4. No development shall take place, nor equipment, machinery or materials shall be brought on to the site for the purpose of development, until a final Arboricultural Method Statement for the protection of trees, shrubs and hedgerows to be retained within the vicinity of the development has been submitted to, and approved in writing by, the County Planning Authority.

The tree protection measures shall be implemented as approved 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).

Landscaping Scheme

5. 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

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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.

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).

Ecology

6. The proposed development works should be in compliance with the mitigation measures as detailed in Ecology Mitigation Plan ref: 12-3091/3372/D24/R Appendix I – Bats & Trees and Appendix II – Amphibians, prepared by Lockhart Garratt Ltd and shall be implemented in accordance with these details.

Reason: To ensure that bats and amphibians are not adversely affected in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Protection of Breeding Birds

7. 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: To ensure that breeding birds are not adversely affected in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Lighting

8. 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 existing and 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 and luminaire profiles). The approved scheme shall be installed, maintained and operated in accordance with the approved details for the lifetime of the development.

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

Hours of Working - Construction

9. Except as required by condition 10 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.

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

Hours of Working - Construction Delivery

10. Construction vehicles shall not enter or leave the site between the hours of 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).

Materials

11. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those detailed in the application.

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).

Highway Safety

12. All construction related 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).

Travel Plan

13. The approved Travel Plan received 1 May 2013 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).

Cycle Spaces

14. Before occupation of the development 10 covered cycle spaces shall be provided as shown on Proposed Site Plan drawing no. SK25 Rev C dated 20/10/12.

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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15. The number of cycle spaces provided shall be reviewed annually alongside the school travel plan (condition 15) and additional covered spaces shall be provided if the results of the annual review demonstrate that there are insufficient numbers of cycle spaces to meet peak demand.

Reason: To encourage staff and students to cycle and ensure that an appropriate number of cycle spaces are provided in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Removal of Mobile Classroom

16. Within three months of the completion of the development hereby permitted or no later than two years from the commencement of this development, whichever is the sooner, the temporary mobile classroom shall be removed and the area reinstated to either hard or soft play area.

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

Removal of Construction Compound and Access Road

17. Within three months of the completion of the development hereby permitted, the construction compound and temporary construction access road shall be removed and the areas reinstated to either hard or soft 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 and access road are restored to a condition fit for use as hard or soft play areas.

REASONS FOR APPROVAL

It is proposed to expand Victoria Primary School from 1.5 form to 2 form entry with an increase in maximum pupil numbers from 315 to 420 in order to help accommodate the increasing number of primary-aged children in the area. The works proposed include the construction of a first floor extension to provide new classrooms, a DT specialist classroom and associated ancillary spaces. Ancillary works also include the siting of 3 temporary mobile classrooms and the creation of 29 new car parking spaces and 4 new cycle spaces.

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. No objections have been received from statutory consultees. In respect the concerns regarding traffic congestion and associated amenity, made in the two representations, 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 105 places

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(increasing the school roll from 315 to 420) 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 these can be mitigated by the School Travel Plan which is periodically updated and this can be required by planning condition. 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 planning 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.

On balance it is considered that the proposed development is acceptable in accordance with the NPPF paragraph 72 and Policy 13 of the North Northamptonshire Core Spatial Strategy (2008) and should be approved subject to the recommended conditions.

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. Concerns and issues raised during consultation on the submitted application have been considered by the County Planning Authority, discussed with consultees and the applicant/agent and are addressed by conditions where appropriate.

The approach to this application has been taken in accordance with the requirement in the National Planning Policy Framework, 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 recommendations in the consultation response from Northamptonshire Police dated 1 March 2013.

Date 23rd May 2013 Signed G.P. Watson

For Assistant Director of Environment and Planning

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