PLANNING PERMISSION

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

Name and address of agent (if any)
PHp Architects
The Old Rectory
Rectory Lane
Milton Malsor
Northampton
NN7 3AQ

Part I - Particulars of application

Date of Application
11 March 2013

Application No.
NCC Ref: 13/00010/CCDFUL
KBC Ref: KET/2013/0175

Particulars and location of development
Expansion of school to two form entry, including 7 new classrooms, toilet facilities, break out spaces, hall extension, increased parking provision, associated internal alterations and installation of a temporary double mobile classroom at Greenfields Primary School, Highfield Road, Kettering, Northamptonshire, NN15 6HY.

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.

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 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.

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 6 February 2013
- Location Plan drawing no. 4019/101 Rev P3 dated February 2013
- Building Plan drawing no. 4019/103 Rev P2 dated February 2013
- Phasing Plan drawing no. 4019/104 Rev P2 dated February 2013
- GA Elevations drawing no. 4019/201 Rev T1 dated February 2013
- Planning Support Statement dated February 2013 Revision B
- Design and Access Statement dated February 2013 Revision B
- Arboricultural Impact Assessment prepared by A.T. Coombes Associates received 3 April 2013
- GA Tree Protection Plan drawing no. 4019/118 Rev T1 dated May 2013
- Proposed supervision of tree protection measures as submitted by email to the County Planning Authority on 22 May 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:

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.

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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).

Proposed High Voltage Cable Diversion

4. No excavations associated with the proposed diversion of the existing High Voltage Cable as shown on GA External Works Plan Drawing No. 4019/117 Rev T3 dated March 2013 shall take place until a scheme for the proposed diversion has been submitted to, and approved in writing by, the County Planning Authority. The scheme shall include:

   a) A plan showing the existing and proposed high voltage cable route and the position, crown spread and root protection area in accordance with section 5.5 of BS5837 of every retained tree within the vicinity of the proposed diversion route and the positions of all trees to be removed. Any trees to be removed shall be replaced in accordance with details to be submitted under condition 6; and
   
   b) The proposed methodology for undertaking the diversion

   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. Prior to occupation of any part of the development hereby permitted, a Landscaping Scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include:

   a) Types, number and size of species proposed with a focus on native species.
   b) Aims and objectives of proposed landscaping;
   c) Appropriate management options for achieving aims and objectives;
   d) Prescriptions for management actions;
   e) Preparation of a work schedule (including an annual work plan and the means by which the plan will be rolled forward annually);
   f) Personnel responsible for implementation of the plan;
   g) Monitoring and remedial / contingencies measures triggered by monitoring.

The landscaping scheme as agreed in writing by the County Planning Authority shall be implemented within the first available planting season following the completion of the development hereby permitted.

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).

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Landscape Maintenance

6. Trees, shrubs and hedges planted in accordance with the approved landscaping scheme shall be maintained and any plants which die, are removed or become seriously damaged or diseased within five years of planting 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).

Lighting

7. 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 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

8. Except as required by condition 9 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).

Hours of Working - Construction Delivery

9. 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

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

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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

11. 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).

Travel Plan

12. 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

13. Prior to occupation of any part of the development hereby permitted 20 covered cycle spaces shall be provided as shown on Building Plan drawing no. 4019/103 Rev P2 dated February 2013.

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).

14. The number of cycle spaces provided shall be reviewed annually alongside the school travel plan (condition 12) 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).

Surface Water Attenuation

15. Prior to the occupation of the development hereby permitted surface water attenuation tanks shall be installed beneath the proposed car park to attenuate surface water runoff from the development to a rate that does not exceed the existing rate of surface water runoff. The surface water attenuation system shall be maintained for the lifetime of the development.

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Reason: To minimise flood risk in accordance with Policy 13 of MWDF Core Strategy DPD (May 2010).

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 Greenfields Primary School from one form to two form entry with an increase in maximum pupil numbers from 210 to 420 in order to help accommodate the increasing number of primary-aged children in the area. The works proposed include the construction of seven new classrooms, toilet facilities, break out spaces, hall extension, increased parking provision, associated internal alterations and installation of a temporary double mobile classroom.

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 and the concerns made in the sole representation have been addressed. 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. 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.

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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.

INFORMATIVES

1. The applicant's attention is drawn to the recommendations in the consultation response from Northamptonshire Police dated 3 April 2013 and in particular the requirements that the mobile classroom be fully skirted and fitted with security lighting and an alarm.

2. The applicant's attention is drawn to the protection given to breeding birds under the Wildlife and Countryside Act 1981. To avoid contravening the relevant provisions of the Act it would be advisable to avoid carrying out any work that might damage an active nest during the bird breeding season (March to September inclusive) or to ensure that an appropriate inspection is undertaken by a competent person to ensure that no breeding birds will be adversely affected.

Date 24.5.2013
Signed M.B. Chanet

For Assistant Director of Environment and Planning

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