



Northamptonshire
County Council

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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 7YD

Name and address of agent (if any)

Part I - Particulars of application

Date of Application

2 May 2013

Application No.

NCC Ref: 13/00011/CCDFUL

WBC Ref: WP/2013/0236

Particulars and location of development

Installation of double mobile classroom at Redwell Infant School, Barnwell Road, Wellingborough, Northamptonshire, NN8 5LQ.

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 hereby permitted shall be begun before the expiry of one year 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.

Reason: To comply with Section 91 of the Town and Country Planning Act 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 the 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:

- (a) Application Forms dated 23 April 2013
- (b) Site Plan date February 2012, Drawing Number W0172A
- (c) Floor Plan dated March 2008
- (d) Elevation Drawings dated March 2008
- (e) Supporting Statement received 1 May 2013
- (f) Design and Access Statement received 1 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 (June 2008)

3. **Time Limit**

The mobile classroom and footpath hereby permitted shall be removed from the site by 31 December 2016.

Reason: To ensure the temporary nature of the permitted use in the interests of residential amenity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (June 2008).

4. **Restoration**

Within three months of the removal of the mobile classroom and footpath area shall be reinstated to a standard at least the equivalent of the remainder of the school playing field.

Reason: To ensure the playing field is restored to a condition fit for purpose.

5. **Tree Protection Measures**

All construction works shall be undertaken in accordance with the tree protection plan and accompanying measured as submitted by email to the County Planning Authority on 11 July 2013.

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

6. **External 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 that covers all new proposed external lighting and details the proposed beam orientation and schedule of equipment in the design, including luminaire type, mounting height, aiming angles and

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luminaire profiles. In addition a lighting contour map shall be submitted along with detail of the proposed operating hours for the lighting and how these would be controlled. 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, ecology, site security and sustainability in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (June 2008).

7. Hours of Construction

Except as further restricted by condition 8, all construction works 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 works on Sundays, Bank or Public Holidays.

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

8. Hours of Working - Construction Delivery

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 having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (June 2008).

9. Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with 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 (June 2008).

REASONS FOR APPROVAL

It is proposed to install a double mobile classroom at Redwell Infant School to provide additional capacity in the short term while a permanent expansion is developed. Concerns around the chosen location for the mobile and potential amenity impacts have been raised by a neighbour. Whilst it is accepted that there will be some visual impact from the installation of the mobile classroom at around 15 metres from neighbouring properties this would not justify refusal and there are no noise, privacy or overlooking issues that would justify refusal of the application which is considered to be acceptable in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy. Similarly there are no traffic or highway safety issues that would justify refusal of this application although it is

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acknowledged that there will be an increase in vehicle movements and congestion. The creation of an additional 60 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. It is therefore recommended that planning permission be granted subject to a condition requiring that the mobile classroom is removed by 31 December 2016 and the playing field reinstated.

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 by assessing the proposals against relevant Development Plan policies, all material considerations and consultation responses. This approach has been in accordance with the requirement set out 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 requirements of Northamptonshire Police as set out in their consultation response dated 24 May 2013 and in particular the following recommendations:
 - Film is applied to the float glass to minimise the impact of any breakage;
 - The building should be protected by intruder alarm and CCTV systems; and
 - A uniform level of lighting that supports CCTV should be in place.

Date 23rd July 2013 Signed G.P. Watson

For Assistant Director of Environment and Planning

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