Town and Country Planning Act 1990

PLANNING PERMISSION

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

Name and address of agent (if any)
Northampton School Limited Partnership
Waterside House
Waterside Way
Northampton
Northamptonshire
NN4 7XD

Part I - Particulars of application

Date of Application
28 March 2013

Application No.
NCC Ref: 13/00025/CCDFUL

NBC Ref: N/2013/0394

Particulars and location of development
Construction of a new single storey, four classroom teaching block, enlarged car
park, replacement of a number of adolescent trees and the removal of a temporary
cabin at Sunnyside Primary School, Reynard Way, Northampton, Northamptonshire,
NN2 8QS.

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 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 ****
Planning Authority within seven 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
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 plans:

- Application Forms dated 28 March 2013
- Planning Statement ver1.4 dated March 2013
- Design and Access Statement ver1.3 dated March 2013
- Drawing No. SS-01 Location Plan & Existing Site Plan
- Drawing No. SS-02 Existing Site/Ground Floor Plan
- Drawing No. SS-03 Existing Elevations
- Drawing No. SS-04 Proposed Site/Ground Floor
- Drawing No. SS-05 Revision A Proposed Ground Floor & Roof Plan
- Drawing No. SS-06 Proposed Elevations & Sections
- Drawing No. SS-07 Proposed 3D Views & Details
- Drawing No. SS-08 Proposed Access Plan
- Drawing No. SS-09 Site Photos
- Drawing No. SS-10 Preliminary Construction Management Plan
- Drawing No. 1223/E/5200 Revision P2 Electrical Services Layout
- Transport Statement ref. 4875R001A TS dated October 2012
- Drainage Report prepared by MBP dated 13 November 2012
- Preliminary Investigation Report ref. STJ2265H-G01 dated October 2012

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).

3. **Construction Management**

Prior to the commencement of any part of the development hereby permitted, a final Construction Management Plan in general accordance with the submitted Preliminary Construction Management Plan ref: SS-10 shall be submitted to and approved in writing by the County Planning Authority. The Construction Management Plan shall include details of on-site wheel cleaning facilities.

The approved Construction Management Plan shall be implemented as approved throughout the construction period.

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).

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4. **Hours of Construction**

Except as further restricted by condition 5, 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: 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).

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

6. **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 having regard to Policy C2 of the West Northamptonshire Joint Core Strategy - Pre-Submission (July 2012).

7. **Contaminated Land**

Prior to the commencement of any part of the development hereby permitted an Intrusive Investigation Report including a method statement and phasing programme for any remedial works and in accordance with the submitted Preliminary Investigation Report (Reference STJ2265H-G01 dated October 2012) shall be submitted to and approved in writing by the County Planning Authority. The report shall be implemented in accordance with the approved details. Confirmation of the full implementation of the recommendations of the report, including validation reports, shall be submitted to the County Planning Authority within two weeks of completion of the remediation works.

Reason: To ensure that risks from land contamination are minimised and to ensure that the development can be carried out safely without unacceptable risks to human health and the environment having regard to Policy BN9 of the West Northamptonshire Joint Core Strategy (Pre-Submission, July 2012).

8. **Contaminated Land**

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

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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: To ensure that risks from land contamination are minimised and to ensure that the development can be carried out safely without unacceptable risks to human health and the environment having regard to Policy BN9 of the West Northamptonshire Joint Core Strategy (Pre-Submission, July 2012).

9. Materials

Prior to the commencement of construction, a photograph showing the colour and finish of the proposed external brick against the existing brick of the adjacent school building, to which it is intended to match, shall be submitted to and approved by the County Planning Authority in writing. The approved brick shall be used for the construction of the external brickwork.

Reason: In the interest of the appearance of the school and the visual amenities of the area having regard to saved Policy E20 of the Northampton Borough Council Local Plan (1997).

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

11. Parking

Prior to the commencement of any part of the development hereby permitted a revised layout plan that provides for further parking on the site shall be submitted to and approved in writing by the County Planning Authority. The parking layout as approved shall be implemented prior to the occupation of the building hereby permitted and shall thereafter be maintained for the lifetime of the development.

Reason: In the interests of residential amenity and to avoid adverse impacts on the highway network and highway safety having regard to saved Policy E20 of the Northampton Borough Council Local Plan (1997).

12. Cycle Spaces

Prior to the occupation and use of the development, ten covered cycle spaces shall be provided as shown on the Proposed Site/Ground Floor Plan Drawing No. dated February 2013.

Reason: To ensure that an appropriate number of cycle spaces are provided

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and to encourage the use of means of transport other than the private car in accordance with having regard to Policies S10 and C2 of the West Northamptonshire Joint Core Strategy - Pre-Submission (July 2012).

13. **Cycle Spaces**

The number of cycle spaces provided shall be reviewed annually alongside the school travel plan (condition 14) 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 Policies S10 and C2 of the West Northamptonshire Joint Core Strategy - Pre-Submission (July 2012).

14. **Travel Plan**

Prior to the occupation and use of the development, a revised travel plan shall be submitted for approval in writing 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 having regard to Policy C2 of the West Northamptonshire Joint Core Strategy - Pre-Submission (July 2012).

15. **Arboricultural Report**

Except as otherwise required by conditions attached to this planning permission the development shall be undertaken in accordance with the submitted Arboricultural Report reference 12-1532/3614/D01/R V6 dated November 2012.

Reason: To ensure that retained trees, shrubs and hedgerows are protected from damage in the interests of visual amenity and biodiversity, having regard to saved Policy E20 of the Northampton Borough Council Local Plan (1997).

16. **Arboricultural Method Statement**

No development shall take place, nor equipment, machinery or materials shall be brought on to the site for the purpose of development, until an 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 Arboricultural Method Statement shall be prepared in accordance with the guidelines contained in BS5837:2012 (Trees in relation to design, demolition and construction). The protection measures shall be appropriate to the scale

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and duration of the development hereby permitted and shall include:

I. A Tree Protection Plan that clearly shows any trees that are to be removed as well as those trees in the vicinity of the development that are to be retained, including the location of protective measures proposed around any Root Protection Area, Construction Exclusion Zone and/or Ground Protection Zones;

II. A schedule of tree works for all the retained trees specifying pruning and other remedial or preventative work;

III. Details of development supervision by a suitably qualified, competent and experienced person; and

IV. Timing and methods of site visiting and record keeping and provision of monitoring to the Arboricultural Clerk of Works and the County Planning Authority.

The approved Arboricultural Method Statement shall be implemented as approved throughout the construction period.

Reason: To ensure that retained trees, shrubs and hedgerows are protected from damage in the interests of visual amenity and biodiversity, having regard to saved Policy E20 of the Northampton Borough Council Local Plan (1997).

17. **Landscaping Scheme**

Prior to the occupation and use of the development, a Landscaping Scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include types, number and size of species proposed with a focus on native species. 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 the enhancement of the site and to safeguard the visual amenities of the vicinity having regard to saved Policy E20 of the Northampton Borough Council Local Plan (1997).

18. **Landscape Maintenance**

Trees, shrubs and hedges planted in accordance with the approved landscaping scheme (condition 17) 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 saved Policy E20 of the Northampton Borough Council Local Plan (1997).

19. **Plant and Equipment**

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Prior to the commencement of any part of the development hereby permitted, full details of proposed external plant and equipment, including any renewable or low carbon technologies, shall be submitted to and approved in writing by the County Planning Authority. The submitted information shall include elevation drawings showing any plant and equipment that will affect the approved elevations. The development shall be carried out in accordance with the approved details.

Reason: In the interest of the appearance of the building and the amenity of the area having regard to saved Policy E20 of the Northampton Borough Council Local Plan (1997).

20. **Noise**

Prior to the commencement of any part of the development hereby permitted full details of predicted noise from any proposed external plant or equipment, including renewable or low carbon technology, and the provisions to be made for its control, shall be submitted to and approved in writing by the County Planning Authority. The approved control measures shall be implemented prior to occupation of the building hereby permitted 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).

21. **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 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 saved Policies E20 and E40 of the Northampton Borough Council Local Plan (1997).

22. **Complaints**

In the event that complaints regarding dust, noise, lighting or other land use planning matters are received by the County Planning Authority from any sensitive receptor, and thereafter notified to the occupier, an assessment of the complaint shall be undertaken by the occupier. A report on the findings, with proposals for removing, reducing or mitigating identified adverse effects resulting from the operation, and a programme for the implementation of remedial measures and works to be undertaken shall be submitted to the County Planning Authority.

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County Planning Authority no later than five working days from the receipt of the complaint, unless a later date is otherwise agreed in writing by the County Planning Authority. The approved proposals shall be implemented in accordance with the agreed programme and shall be maintained thereafter.

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

REASONS FOR APPROVAL

It is proposed to expand Sunnyside Primary School to a full two form entry school with an increase in pupil numbers from 315 to 420 in order to accommodate the increasing number of primary-aged children in the area. A new stand-alone building is proposed that would include four classrooms, a group area and associated facilities including stores, plant room and WC accommodation. Additional external works are proposed and include enlarging the existing car park, removal of a number of adolescent trees and the removal of a temporary cabin.

The concerns expressed by local residents regarding the potential amenity impacts have been carefully considered and whilst it is accepted that there will be some impact upon residential amenity in terms of traffic, highway safety and amenity issues, these are not considered to be significant enough to justify refusal of the planning application and are outweighed by the creation of an additional 105 places at the school within an area where there is high demand for primary school places. It should be noted that the Highway Authority have not raised any objection to the proposed development on traffic or highway safety grounds. 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. The NPPF gives great weight to the need to create, expand or alter schools and 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 BN9, 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.

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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'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.

5. 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:


6. The applicant's attention is drawn to the recommendations of the Crime Prevention Design Advisor in the email response dated 30 April 2013.

Date: July 2013
Signed: [Signature]

For Assistant Director of Environment and Planning

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