Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

NCC (Property Asset Management)
John Dryden House
8-10 The Lakes
Bedford Road
Northampton
Northamptonshire
NN4 7DA

Name and address of agent (if any)

Date of Application Application No.
29 May 2013 NCC Ref: 13/00046/CCDFUL

NBC Ref: N/2013/0599

Part I - Particulars of application

Particulars and location of development
Relocation of existing nursery mobile building at Abbey Primary School, Winchester Road, Northampton, Northamptonshire, NN4 8AZ.

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 County 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 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 24 May 2013
b) Proposed Plans dated 18 July 2013, Drawing Numbers APS-P01 and APS-P02
c) Supporting Statement received 29 May 2013
d) Design and Access Statement received 29 May 2013

Reason: To specify the approved documents and plans in the interests of amenity and the environment having regard to saved Policy E20 of the Northampton Borough Council Local Plan (1997).

4. **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).

5. **Obscure Glazing**

Prior to occupation of any part of the development hereby permitted obscure glazing shall be fitted to all glass windows and doors along the eastern elevation of the proposed double mobile. The obscure glazing shall be maintained for the duration of the use of the mobile classroom at the site.

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

6. **Screening**

Prior to occupation of any part of the development hereby permitted trellis fencing shall be installed along the length of the existing boundary fence where it is adjacent to the mobile hereby permitted. The trellis fencing along this length shall increase the height of the school boundary fence to between 2.5 metres and 3.0 metres above the existing ground level adjacent to the fence.

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

7. **Landscaping**

Prior to occupation of any part of the development hereby permitted,

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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 maximising screening benefits.
(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 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).

8. **Landscape Maintenance**

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

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

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amenities of the area having regard to saved Policy E20 of the Northampton Borough Council Local Plan (1997).

10. **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).

11. **Time Limit**

The mobile hereby permitted shall be removed from the site by 31 July 2018 and the area reinstated to grass within three months of the removal of the mobile.

Reason: To ensure the temporary nature of the permitted use in the interests of residential amenity having regard to saved Policy E20 of the Northampton Borough Council Local Plan (1997).

**REASONS FOR APPROVAL**

It is proposed to install a double mobile classroom along the eastern boundary of Abbey Primary School. The mobile would provide accommodation for the existing pre-school, breakfast and after school facility that is currently operated from a mobile on the northern boundary of the site and which is proposed to be removed to enable an expansion of Abbey Primary School.

Concerns around the chosen location for the mobile and potential amenity impacts have been raised by neighbours. Whilst it is accepted that there would be some visual impact from the installation of the mobile classroom along a boundary with residential properties it is considered that the required obscure glazing and proposed boundary treatments and landscaping measures would mitigate potential privacy and overlooking issues and that there are no amenity grounds to justify refusal of this application having regard to saved Policy E20 of the Northampton Borough Council Local Plan (1997). Similarly there are no traffic or highway safety issues that would justify refusal of this application and no changes to pupil numbers are proposed under this application. It is therefore recommended that planning permission be granted subject to conditions securing the proposed screening measures and requiring that the mobile classroom is removed by 31 August 2018.

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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.

Date...8th August 2013 Signed ................................

For Assistant Director of Environment and Planning

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