Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

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

Name and address of agent (if any)

Part I - Particulars of application

Date of Application
12 June 2013

Application No.
NCC Ref: 13/00053/CCDFUL

NBC Ref: N/2013/0642

Particulars and location of development

Installation of double mobile classroom at Earl Spencer Primary School, Streatfeild Road, Northampton, Northamptonshire, NN5 7DE.

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 one year 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 11 June 2013
(b) Site Plan received 11 June 2013
(c) Elevation Drawing reference 6004C dated 31 March 2003
(d) Planning Statement received 11 June 2013
(e) Design and Access Statement received 11 June 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).

3. **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 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. **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).

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.

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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).

7. Time Limit

The mobile hereby permitted shall be removed from the site by 31 August 2015.

Reason: To ensure the temporary nature of the permitted use in the interests of residential amenity and sports provision 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 centrally within the site at Earl Spencer Primary School. The mobile would provide additional teaching accommodation in the short term while a permanent provision is put in place. The chosen site is acceptable and there are no amenity, traffic and highway safety or playing field impacts to justify refusal of this application having regard to saved Policy E20 of the Northampton Borough Council Local Plan (1997). It is therefore recommended that planning permission be granted subject to a condition requiring that the mobile classroom is removed by 31 August 2015.

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 recommendations of the Northamptonshire Police Crime Prevention Design Advisor dated 24 June 2013 regarding general measures to enhance the security of mobile classrooms.

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Date: 12...9...2013

Signed: M.B. Chant

For Assistant Director of Environment and Planning

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