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   NN4 7YD

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

Part I - Particulars of application

Date of Application: 27 June 2013

Application No.  
NCC Ref: 13/00055/CCDFUL  
KBC Ref: KET/2013/0443

Particulars and location of development

Two storey extension of school including 4 new classrooms, staircase and ancillary areas, a further 3 small extensions to existing classrooms, conversion of existing classrooms to create new Studio/store, other internal alterations, external works include new covered link, replacement side panels to the existing covered play area, external canopy outside Studio, demolish and re-build part boundary wall to Spencer Street, new covered cycle parking and new surfacing/re-modelling/equipment to playgrounds at St Andrews C Of E Primary School, Grafton Street, Kettering, Northamptonshire, NN16 9DF.

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:-

Time Limit

1. The development to which this permission relates must be begun not later

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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 7 days of such commencement.

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 plans:

- Application Forms dated 13th June 2013;
- Planning Statement, Revision 1 dated June 2013;
- Design and Access Statement Revision P1 dated June 2013;
- Drawing No. 4025/100 P1 Existing Location Plan
- Drawing No. 4025/101 P1 Existing Site Plan (Existing Site Levels)
- Drawing No. 4025/A102 T2 Proposed Site Plan
- Drawing No. 4025/103 T3 Ecology Site Plan
- Drawing No. 4025/200 P1 Existing GA Plan (Ground Level)
- Drawing No. 4025/201 P1 Existing GA Plan (First Level)
- Drawing No. 4025/20L P1 Existing GA Plan (Lower Ground Level)
- Drawing No. 4025/250 P6 Proposed GA Plan (Ground Level)
- Drawing No. 4025/251 P6 Proposed GA Plan (First Level)
- Drawing No. 4025/251 P1 Proposed Roof Plan
- Drawing No. 4025/25L P6 Proposed GA Plan (Lower Ground)
- Drawing No. 4025/300 P1 Existing Elevations (Block 1)
- Drawing No. 4025/301 P1 Existing Elevations (Block 2)
- Drawing No. 4025/353 P4 Proposed Elevations (Sheet 1 of 2)
- Drawing No. 4025/354 P2 Proposed Elevations (Sheet 1 of 2)
- Drawing No. 4902-010 P1 Drainage Strategy
- Arboricultural Report, ref. 13-0366 3372/27 D01 Rv4 dated October 2013
- Bat Survey Report, ref. 13-1633 3372 D26 R dated October 2013
- Linear Corn Lights Product/Data Sheet
- St Andrews - Kettering A Proposed Lighting Scheme dated 28 November 2013
- Drawing No. HS-LD-DAG-4352-00 B

Reason: To specify the approved documents to ensure the development as proposed is permitted and in the interests of amenity protection 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 the County Planning Authority for approval in writing. The Construction Management Plan shall include and specify the provision to be made for the following:

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i. Overall strategy for managing environmental impacts and potentially damaging construction activities which may arise during construction;
ii. Procedures for maintaining good public relations including complaint management, public consultation and liaison;
iii. Measures to control the emission of dust and dirt during construction;
iv. Control of noise emanating from the site during the construction period;
v. Methods of site visiting and record keeping, including regular reporting to site managers, the project team, and the County Planning Authority;
vi. Procedures for dealing with variations, investigation and reporting of unplanned incidents (e.g. pollution or unexpected occurrence of protected species);

vii. Construction Plant Directional signage (on and off site);

viii. Provision for emergency vehicles;

ix. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;

x. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;

xi. Use of protective fences, exclusion barriers and warning signs (see condition 8 Tree Protection);

xii. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;

xiii. Storage of plant and materials used in constructing the development;

xiv. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from construction works including confirmation of any material exports, routing and deposition sites.

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 unless otherwise approved in writing by the County Planning Authority.

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

Hours of Construction

4. Except as further restricted by condition 5, all construction works shall be confined to the hours of 8.00am 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 Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Hours of Working - Construction Delivery

5. 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 school term time.

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Highway Safety

6. 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 13 of the North Northamptonshire Core Spatial Strategy (2008).

Protected/Notable Species

7. The proposed development shall be undertaken be in compliance with the recommendations as detailed in Section 7.0 of the Bat Survey Report dated October 2013, ref. 13-1633 3372 D26 R, prepared by Lockhart Garrett Ltd and shall be implemented in accordance with these details.

Reason: To avoid any detrimental impact upon bats having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Arboricultural Report

8. Except as otherwise required by conditions attached to this planning permission, the proposed development shall be undertaken in accordance with the submitted Arboricultural Report ref. 13-0366 3372/27 D01 Rv4 dated October 2013 prepared by Lockhart Garrett Ltd.

Reason: To ensure that 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 (2008).

Materials

9. Prior to the commencement of the development hereby permitted, details of the materials to be used for the external appearance of the building and external hard surfaces shall be submitted to and approved in writing by the County Planning Authority. The details shall include the materials, colours and finishes to be used on the building and other external hard surfaces. The development shall be implemented in accordance with the approved details.

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).

Travel Plan

10. 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

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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 13 of the North Northamptonshire Core Spatial Strategy (2008).

**Cycle Spaces**

11. Prior to the occupation and use of the development, ten covered cycle spaces shall be provided as shown on the Proposed Site Plan Drawing No. 4025/A102 Revision T2 and maintained thereafter.

Reason: To ensure that an appropriate number of cycle spaces are provided and to encourage the use of means of transport other than the private car in accordance with having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

12. The number of cycle spaces provided shall be reviewed annually alongside the school travel plan (condition 10) 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 having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

**Plant and Equipment**

13. Prior to the installation of any plant/machinery 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 Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

**Noise**

14. Prior to the installation of any plant/machinery 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

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occupation of the building hereby permitted and shall be maintained thereafter.

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

External Lighting

15. The proposed external lighting scheme shall be carried out in accordance with the submitted details:

- Linear Corn Lights Product/Data Sheet
- St Andrews - Kettering A Proposed Lighting Scheme dated 28 November 2013
- Drawing No. HS-LD-DAG-4352-00 B

The approved scheme shall be implemented prior to occupation of the building hereby permitted and shall be maintained thereafter.

Reason: In the interests of amenity, ecology, site security and sustainability having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Complaints

16. 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 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 Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

REASONS FOR APPROVAL

It is proposed to expand St Andrews Primary School from a 1 form entry to a 1.5 form entry with an increase in pupil numbers from 210 to 315 in order to accommodate the increasing number of primary-aged children in the area. A new two storey extension will provide an additional four new classrooms, lobby and stairwell, and associated facilities including stores and WC accommodation. Other works to the main school building include three small extensions to existing classrooms, conversion of existing classrooms to create new Studio/store and other internal alterations/refurbishment works. External works include the construction of a

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new covered link, replacement side panels to the existing covered play area, a new external canopy outside Studio, demolition and re-building of part the existing boundary wall to Spencer Street, provision of new covered cycle parking and new surfacing/re-modelling/equipment to the existing playground areas.

Whilst it is accepted that that there will some impact upon residential amenity in terms of traffic, highway safety and amenity issues, these are not considered to be significantly adverse to justify refusal of the planning application and the creation of an additional 105 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. There has been no objection from the Highway Authority in relation to the highway safety and traffic concerns and it is considered that the proposed new extension would not have a significant adverse impact upon residential amenity in terms of traffic, highway safety and amenity issues which would justify refusal of the planning application. 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 Policies 13 and 14 of 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 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.

Informative(s)

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.

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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.

Date 13th January 2014
Signed 

For Assistant Director of Environment and Planning