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)

Part I - Particulars of application

Date of Application

20th August 2013

Application No.

NCC Ref: 13/00065/CCDFUL

NBC Ref: N/2013/0898

Particulars and location of development

Installation of double mobile classroom (Retrospective Application) at Kingsthorpe Village Primary School, Knights Lane, Northampton, Northamptonshire, NN2 6QL.

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:-

Duration and Cessation

1. This permission shall be limited to a period of time expiring 30 November 2018. The mobile classroom unit shall be removed no later than this date, or at an earlier date if it is no longer required for the purposes for which it was installed, and the site shall be restored to its former condition within a further 28 days.

Reason: To ensure the temporary nature of the permitted use and in the interests of visual amenity having regard to saved policy E20 of the

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.
Northampton Borough Local Plan (1997).

Scope of the 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 documents and plans:

- Application forms dated 3 July 2013;
- Planning Statement dated May 2013;
- Design & Access Statement dated July 2013;
- Supporting Statement for Nursery dated July 2013;
- Drawing No. 10/CL5Plan & Elevations;
- Drawing No. KV-N-02 Revision A Temporary Classroom Cabin As Installed;
- Drawing No. 130529_001 Nursery Portacabin Location Options;
- Drawing No. KV-N-01 Revision B Proposed Temporary Classroom Cabin.

Reason: For the avoidance of doubt and in the interests of amenity.

Landscaping

3. Within three months of the date of this permission, a detailed landscaping scheme for the southern boundary shall be submitted to the County Planning Authority for approval in writing. 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 date of this permission and maintained thereafter.

Reason: To ensure the enhancement of the site and to safeguard the visual amenities of the vicinity and the Conservation Area having regard to saved Policy E20 and E26 of the Northampton Borough Council Local Plan (1997).

4. Trees, shrubs and hedges planted in accordance with the approved landscaping scheme (condition 4) 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 and the Conservation Area having regard to saved Policy E20 and E26 of the Northampton Borough Council Local Plan (1997).

5. Within three months of the date of this permission, full details of any hard landscaping including any permanent footpath shall be submitted to the County Planning Authority for approval in writing. Development shall be carried out in accordance with the approved details.

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

External Lighting

6. 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 safeguarding amenity, ecology, site security, the Conservation Area, and sustainability in accordance with saved Policies E20, E26 and E40 of the Northampton Borough Council Local Plan (1997).

REASONS FOR APPROVAL

The overall design and appearance of the proposed mobile classroom unit is considered to be acceptable on a temporary basis and it will not have any significant adverse impact on residential amenity, the character of the conservation area or the setting of the Grade I listed church of St John the Baptist given its proposed position within the site and the additional landscaping/screening being provided by the applicant. Any potential harm to the Conservation Area and associated Listed Buildings is not considered to be significant and is outweighed by the public benefits of the development’s contribution to educational needs of children, and the proposed development is considered to be acceptable in accordance with the NPPF (paragraphs 128-134) and to saved Policies E20, E26 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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Informative(s)

1. The applicant's attention is drawn to the attached standard advice from the Crime Design Prevention Officer for mobile classroom units.

Date: 22nd November 2013
Signed: [Signature]
For Assistant Director of Environment and Planning

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Standard Advice from Crime Prevention Design Advisors
Mobile Classrooms

The following are recommendations to enhance the security of mobile classrooms regardless of their location:-

- Mobile classrooms should not be located on stilts but should have a protective skirt around the base to prevent access underneath. This minimises the potential for arson.

- Mobile classrooms should wherever possible have toilet facilities installed. This obviates the need for children to cross the school site unaccompanied, which is one of the concerns voiced by parents about mobile facilities.

- Teachers within mobiles should be able to call for assistance if faced with an angry parent or unauthorised intruder. Schools should have some recognised system in place.

- In addition where the mobile is located close to the fence consideration should be given to additional security measures for the windows. This can take the form of either welded mesh over the window or can take the form of heightened fencing in the location to make the throwing of missiles at the windows more difficult.

Where mobile classrooms have computers installed then the following additional security measures need to be implemented.

- The fire exit doors need to be solid and steel faced with no glazing. The steel facing to be secured with non return screws or coach bolts. The door also needs to be fitted with hinge bolts to protect the external hinges.

- The windows need to be fitted with weld mesh to make access through the glazing more difficult.

- Where the school is alarmed then the mobile classroom needs to be alarmed as an extension of the main provision.

- All computers need to be overtly marked with the name of the school and its post code and where practicable computers should be secured to the work station.