



## Town and Country Planning Act 1990

### PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
Mr David Rosevear West Haddon Endowed C of E Primary School The Green West Haddon Northamptonshire NN6 7AN	Mr Jeremy Burt JJB Chartered Architects Ltd Bishop Crewe House North Street Daventry Northamptonshire NN11 4GH

### Part I - Particulars of application

Date of Application	Application No.
13 April 2014	<b>NCC Ref:</b> 13/00080/CCDFUL <b>DDC Ref:</b> DA/2014/0074

### Particulars and location of development

Hall extension and additional car parking spaces at West Haddon Endowed C of E Primary School, The Green, West Haddon, Northampton, Northamptonshire, NN6 7AN

### 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:-

#### Commencement

1. 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 conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory

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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 documents and plans:
  - Planning Application Forms dated 12 August 2013;
  - Site Location Plan Drawing Number 1311-04 dated 3 June 2013;
  - Existing Part Ground Floor Plan, Sections and Elevations Drawing Number 1311-01 dated 3 June 2013;
  - Proposed Part Ground Floor Plan, Sections and Elevations Drawing Number 1311-02 dated 3 June 2013;
  - Proposed Site Layout/Block Plan Drawing Number 1311-03C dated 3 June 2013;
  - Bat Assessment Report Revision A dated 7 January 2013;
  - Planning Statement dated July 2013;
  - Waste Audit dated 12 July 2013; and
  - Site Photographs.

Reason: To specify the approved documents and plans in the interests of amenity and the environment having regard to Saved Policy GN2 of the Daventry District Local Plan (1997).

### **Hours of Working - Construction**

3. Except as further restricted by condition 9, 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 GN2 of the Daventry District Local Plan (1997).

### **Hours of Working - Construction Delivery**

4. 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 EN42 of the Daventry District Local Plan (1997).

### **Bat Mitigation/Enhancement**

5. During the period May-August and prior to the commencement of construction of the extension hereby permitted (or the removal of roofing materials, cladding, soffits or fascias) a day time bat inspection shall be carried out. Where required in writing by the County Planning Authority further detailed bat activity surveys shall also be carried out in accordance with sections 11.3 and

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12.1 of the Bat Assessment Report Revision A dated 7 January 2014 submitted with the planning application to determine bat species, roost type, numbers and access points. The results of the new daytime bat inspection and any further detailed bat activity surveys undertaken, as well as an ecological mitigation and enhancement strategy prepared in accordance with sections 11.0 and 12.0 of the Bat Assessment Report Revision A shall be submitted to and be approved in writing by the County Planning Authority prior to the commencement of the development hereby permitted and thereafter the development shall be implemented in accordance with the approved mitigation strategy.

Reason: To make appropriate provision for the management of natural habitat within the approved development in the interests of biodiversity having regard to Saved Policy GN2 of the Daventry District Local Plan (1997).

### **Materials**

6. 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 EN42 of the Daventry District Local Plan (1997).

### **External Lighting**

7. 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 details 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 Policy EN42 of the Daventry District Local Plan (1997).

### **Highway Safety**

8. All vehicles entering and leaving the site associated with the construction works 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 impact on the highway network and highway safety having regard to Saved Policy GN2 of the Daventry District Local Plan (1997).

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### **On-Site Car Parking**

9. The approved on-site car parking layout shall be as submitted on Drawing ref. 1311-03C Proposed Site Layout/Block Plan unless otherwise agreed in writing with the County Planning Authority. The car parking spaces shall be clearly demarcated as well as the pedestrian zone from the side pedestrian gate and the 'NO PARKING' turning area. The 'NO PARKING' turning area shall be kept free of parked vehicles at all times for internal vehicle manoeuvres.

Reason: To ensure satisfactory access and avoid any adverse impact on the highway network and highway safety having regard to Saved Policy GN2 of the Daventry District Local Plan (1997).

### **Breeding Birds**

10. Operations that involve the destruction and removal of buildings, trees, shrubs, hedgerow and other vegetation shall not be undertaken during the months of March to September inclusive, unless an ecologist report is submitted to demonstrate that breeding birds will not be affected and this has been submitted to and approved in writing by the County Planning Authority.

Reason: To make appropriate provision for the management of natural habitat within the approved development in the interests of biodiversity having regard to Saved Policy GN2 of the Daventry District Local Plan (1997).

### **Complaints**

11. 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 Saved Policy EN42 of the Daventry District Local Plan (1997).

### **INFORMATIVES**

1. 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

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undertaken by a competent person to ensure that no breeding birds will be adversely affected.

2. The proposals do not include an assessment of the potential impact of the proposal to remove shrubs in order to extend the car park. Proposals to remove vegetation should therefore be minimised as far as possible and the root protection area of trees and shrubs in the adjacent property should be adequately protected.
3. The Wildlife and Countryside Act 1981 protects bats and their roosts in England, Scotland and Wales. Some parts have been amended by the Countryside and Rights of Way Act 2000 which applies only in England and Wales. The Conservation of Habitats and Species Regulations 2010 consolidate all the various amendments made to the Conservation (Natural Habitats) Regulations 1994 in respect of England and Wales. The 1994 Regulations transposed Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law. The Regulations came into force on 30 October 1994. The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European sites. All bats are listed as 'European protected species of animals'.
4. If you alter your proposals in any way, even if 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 Service, Floor 3, Guildhall Road Block, County Hall, Northampton, NN1 1DN (Tel. 01604 366130) for advice on the appropriate procedure.
5. 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 Buildings Regulations for which a separate application should be made.

## **REASONS FOR APPROVAL**

The proposed extension is well located within the school site and will not protrude beyond the existing buildings. No increase in pupil or staff numbers is proposed and the additional on-site car parking will significantly improve the existing on-site provision. The design and layout are considered to be acceptable having regard to Saved Policies GN2 and EN42 of the Daventry District Local Plan (1997). Notwithstanding the Highway Authority objection it is considered that the improvements in on site parking provision and the NPPF support for additional school expansion outweighs the concerns expressed and it is therefore recommended that planning permission be granted for the proposed development.

## **POSITIVE AND PROACTIVE MANNER STATEMENT**

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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 County Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

Date 7<sup>th</sup> May 2014

Signed G.P. Watson

For Assistant Director of Environment and  
Planning

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