



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
NCC (Property Asset Management) John Dryden House 8-10 The Lakes Bedford Road Northampton NN4 7DF	pHp Architects The Old Rectory Rectory Lane Milton Malsor Northampton NN7 3AQ

Part I - Particulars of application

Date of Application

5 November 2013

Application No.

NCC Ref: 13/00100/CCDFUL

WBC Ref: WP/2013/0623/C

Particulars and location of development

New Two Storey teaching and main hall extension and internal alterations to Redwell Infants and Junior School at Redwell Infant And Junior School, Barnwell Road, Wellingborough, Northamptonshire, NN8 5LQ.

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. Time Limit

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 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

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Purchase Act 2004.

2. **Scope of 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 plans:

- Application Forms dated 24 October 2013
- Site Location Plan and Block Plan ref: 4052 A001 P2
- Proposed Site Plan ref: 4052 A100 P5
- Proposed Elevations (1 of 2) ref: 4052 A106 P1
- Proposed Elevations (2 of 2) ref: 4052 A107 P1
- Proposed Ground Floor Plan ref: 4052 A101 P4
- Proposed First Floor Plan ref: 4052 A102 P3
- Proposed Roof Plan and Access Strategy ref: 4052 A112 P1
- 3D Perspective ref: A4052 A110 P1
- 3D Perspective ref: A4052 A111 P1
- Site Constraints Plan ref: A4052 A118
- Site constraints and Phasing Plan - Sheet 1 ref: 4052 A115 P1
- Site constraints and Phasing Plan - Sheet 2 ref: 4052 A116 P1
- Site constraints and Phasing Plan - Sheet 3 ref: 4052 A117 P1
- Enabling Works Plan ref: 4052 A119 T3
- 3D Visuals of additional rainscreen cladding ref: 4052 A120 P1
- Planning Supporting Statement Rev A dated 05/11/2013
- Design and Access Statement dated 09/10/2013
- Stage D Storm & Foul Proposals ref: 4985-SK02
- Rolton Group Ltd Sustainability Statement ref: 13-0165 XRP002
- Clarke Saunders Associates Acoustic Design Report ref: AS7523.130920.R1 dated 20 September 2013
- Ground Investigation Report ref: AG1866-13-Q87 dated August 2013

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).

3. **Construction Management Plan**

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:

- 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

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- vi. 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 11 Trees);
- 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).

4. Hours of Construction

Except as further restricted by condition 5, 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 Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

5. Hours of Working - Construction Delivery

Construction vehicles shall not enter or leave the site between the hours of 8.15am to 9.00am and 2.45pm to 3.45pm Mondays to Fridays during school term time.

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

6. Highway Safety

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

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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).

7. **Cycle Spaces**

Within six months of the occupation of the development hereby permitted nineteen new cycle spaces shall be provided as shown on the Proposed Site Plan ref: 4052 A100 P5.

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).

8. **Cycle Spaces**

The number of cycle spaces provided shall be reviewed annually alongside the school travel plan (condition 9) and additional covered spaces shall be provided if the results of the annual review demonstrate that there are insufficient numbers of covered 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 in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

9. **Travel Plan**

Within 3 months of the occupation and use of the development, the existing Travel Plan shall be reviewed and updated and submitted to the County Planning Authority for its approval. The plan as approved shall thereafter be fully implemented and should be reviewed on an annual basis and updated where appropriate.

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).

10. **Safer Routes to School**

Within 3 months of the occupation and use of the development, a scheme of measures to improve safer routes to school addressing the comments made by the Safer Routes to School officer's letter dated 18/12/2013, shall be submitted to and agreed in writing by the County Planning Authority. Any agreed works shall be fully implemented within the timescale to be agreed with the County Planning Authority.

Reason: To ensure Safer Routes to School principles and strategy are

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implemented as part of the development having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

11. Trees

No development shall take place until final details of how the existing trees within the site are to be retained and protected shall be submitted to the County Planning Authority for approval in writing. The details as approved shall thereafter be fully implemented.

Reason: To ensure the protection of trees on the site having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

12. Arboricultural Report

Except as otherwise required by conditions attached to this planning permission the development shall be undertaken in accordance with the submitted Arboricultural Impact Assessment Revision 4 prepared by A.T. Coombes Associates and dated 03/02/2014.

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).

13. Materials

Prior to the commencement of construction of the new building hereby permitted, details of the proposed exterior brick, including make and manufacturer and a photograph showing the colour and finish of the proposed brick against the existing brick of the adjacent school building shall be submitted to and approved by the County Planning Authority in writing. The approved brick shall be used for the construction of the external brickwork.

Reason: To provide the best match for the existing brickwork at the site 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).

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

15. Plant and Equipment

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

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full details of proposed external plant and equipment, including renewable or low carbon technology, 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 fully 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).

16. External Lighting

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

- Dialux External Lighting Scheme dated 15/10/2013
- Drawing No. 13-0165/E/500 Rev P4
- Drawing No. 13-0165/E/501 Rev P3
- Drawing No. 13-0165/E/502 Rev P3
- Drawing No. 13-0165/E/012 Rev P2

The approved scheme shall be fully 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).

17. Complaints

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 fully 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).

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REASONS FOR APPROVAL

It is proposed to expand Redwell Infant and Junior Schools to three form entry with an increase in pupil numbers from 420 to 630 in order to help accommodate the increasing numbers of primary-aged children in the area. A new two storey extension is proposed to provide 6 classrooms and ancillary spaces with a second 1.5-storey high extension to provide a new hall and storage areas for sports and dining uses. External works include the creation of a new main entrance with cladding, canopy and signage, two additional car parking spaces, 19 additional cycle spaces and a temporary walkway from Waterworks Lane access.

Whilst it is accepted that there will be 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. The creation of an additional 210 places 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 objections from the statutory consultees and the issues raised can be dealt with by the imposition of planning conditions. Therefore, it is considered that need for the development outweighs the negative impacts relating to amenity (traffic) 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

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, 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.

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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 Buildings Regulations for which a separate application should be made.

Date 6th February 2014

Signed G.P. Watson

For Assistant Director of Environment and
Planning

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