Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant  Name and address of agent (if any)
NCC (Property Asset Management)  GSS Architecture
John Dryden House 35 Headlands
8-10 The Lakes Kettering
Northampton Northants
Northamptonshire NN15 7ES

Part I - Particulars of application

Date of Application  Application No.
7 January 2014  NCC Ref: 13/00119/CCDFUL

NBC Ref: N/2014/0037

Particulars and location of development

Installation of a 4 metre high fence to the Cliftonville Road boundary of the existing school playground at Stirling House, 77 The Avenue, Cliftonville, Northampton, Northamptonshire, NN1 5BT

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 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.

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.
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 20th December 2013;
- Planning Statement ref. BFLA/JKA/Sch.206 dated 16th December 2013;
- Zaun Fencing Systems - Foundation Specification Sheet;
- Zaun Fencing Systems - ‘Duo Perimeter’ Product Sheet;
- Arboricultural Method Statement ref. 2435B dated March 2013 prepared by BHA Tree Ltd;
- Arboricultural Impact Assessment ref. 2435A dated March 2013 prepared by BHA Tree Ltd;
- Arboriculturalist’s Report ref. 2403 dated January 2013 prepared by BHA Tree Ltd;
- Arboricultural Method Statement ref. 2435D dated January 2014 prepared by BHA Tree Ltd;
- Drawing No. SK01 Existing Site Plan;
- Drawing No. (90)03 Proposed Boundary Fence;
- Drawing No. (90)04 Proposed Boundary Fence Elevation;

Reason: To specify the approved documents to ensure the development as proposed is permitted and in the interests of amenity protection having regard to saved Policy E20 of the Northampton Borough Council Local Plan (1997).

Fencing

3. The fencing hereby approved shall be finished in grey (RAL 7012) unless otherwise agreed in writing by the County Planning Authority.

Reason: In the interests of visual amenity having regard to saved Policy E20 of the Northampton Borough Council Local Plan (1997).

Arboricultural Method Statement

4. Except as otherwise required by conditions attached to this planning permission, the proposed development shall be undertaken in accordance with the submitted Arboricultural Method Statement ref. 2435D dated January 2014 prepared by BHA Tree 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 saved Policy E20 of the Northampton Borough Council Local Plan (1997).

5. All excavation works including the post holes for the new fencing within tree protection areas shall be carried out using non-mechanised hand tools only.

REASON: To ensure that the tree(s) are not damaged or otherwise adversely affected by building operations having regard to saved Policy E20 of the

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REASONS FOR APPROVAL

It is considered that the proposed fencing would not adversely impact upon residential amenity, the visual appearance of the area or biodiversity and is acceptable having regard to saved policies E20 and E40 of the Northampton Borough Local Plan.

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 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 1DN (Tel: 01604 366130) for advice on the appropriate procedure.

3. 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 28th February 2014  Signed __________________________

For Assistant Director of Environment and Planning

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