Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
Mr Andrew Myers
NCC Property Services
John Dryden House
8-10 The Lakes
Bedford Road
Northampton
NN4 7DA

Name and address of agent (if any)

Part I - Particulars of application

Date of Application
8 June 2014

Application No.
NCC: 14/00030/CCDFUL
NBC: N/2014/0544

Particulars and location of development

Installation of single mobile classroom at Spring Lane Primary School, Spring Lane, Northampton NN1 2JW

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 one year 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.

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.
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 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:

(a) Application Forms dated 8th May 2014;
(b) Planning Statement received 8th May 2014;
(c) Design and Access Statement dated April 2014;
(d) Site Plan dated November 2012;
(e) Drawing No. 001 – Mobile Floor Plans; and
(f) Drawing No. 001 – Mobile Elevations.

Reason: To specify the approved documents and plans in the interests of amenity and the environment having regard to saved Policy E20 of the Northampton Local Plan (1997).

Materials

3. 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 E20 of the Northampton Local Plan (1997).

Time Limit

4. The mobile hereby permitted shall be removed from the site by 30 June 2016 or upon completion of the school buildings extension permitted under planning permission Ref. 13/00026/CCDFUL, whichever is sooner and within 3 months of removal of the classroom the development site shall be reinstated to playing field use.

Reason: To ensure the temporary nature of the permitted use in the interests of residential amenity and sports provision having regard to saved Policy E20 of the Northampton Local Plan (1997).

INFORMATIVE

The applicant's attention is drawn to Northamptonshire Police's Crime Prevention Design Advisors general recommendations to enhance security of mobile classrooms regardless of location:

(a) 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.

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(b) 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 main concerns voiced by parents about mobile facilities.

(c) 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.

(d) In addition where the mobile is located close to the perimeter fence and where there is a busy through route for pedestrians 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:

(a) 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.

(b) The windows need to be fitted with weldmesh to make access through the glazing more difficult.

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

(d) All computers need to be overtly marked with the name of the school and its postcode and where practicable computers should be secured to the workstation.

REASONS FOR APPROVAL

It is proposed to install a single mobile classroom to provide temporary teaching accommodation during the construction of the permanent extension. The chosen site is acceptable and there are no amenity, traffic and highway safety or playing field impacts to justify refusal of this application having regard to saved Policy E20 of the Northampton Local Plan (1997). It is therefore recommended that planning permission be granted subject to a condition requiring that the mobile classroom is removed by 30 June 2016 or upon completion of the extension.

POSITIVE AND PROACTIVE 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.

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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.

Date: 30th June 2014

Signed: [Signature]

For Assistant Director of Environment and Planning

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