Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant  
NCC Property Asset Management  
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  
2 September 2015

Application No.  
NCC Ref: 15/00053/CCDFUL

NBC Ref: N/2015/1031

Particulars and location of development
Installation of an additional single mobile classroom adjoining an existing double mobile unit, with canopy over the whole front elevation at Queen Eleanor Primary School, Queen Eleanor Road, Northampton, Northamptonshire NN4 8NN.

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 for Commencement**

   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.
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 documents and plans:

(a) Application Forms dated 6 July 2015;
(b) Supporting Statement received 8 July 2015;
(c) Design and Access Statement received 2 September 2015;
(d) Site Location Plan received 2 September 2015;
(e) Existing Site Plan received 2 September 2015;
(f) Existing Floor Plan received 2 September 2015;
(g) Proposed Floor Plan received 2 September 2015;
(h) Site Photos received 2 September 2015; and
(i) Biodiversity Checklist received 8 July 2015.

Reason: For the avoidance of doubt and in the interests of amenity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

3. **Design and Appearance/Materials**

Prior to commencement of development, final elevations of the proposed extended pre-school mobile classroom building, including details of the final appearance of the proposed external canopy for the new covered play area, shall be submitted to and approved in writing by the County Planning Authority. The submitted details shall include all proposed materials, finishes and colour(s).

Reason: In the interest of visual amenity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

4. **Travel Plan**

Within 3 months of the occupation and use of the development, a travel plan shall be submitted for approval in writing by the County Planning Authority in consultation with the Highway Authority. The approved travel plan shall be implemented and subsequently reviewed on an annual basis and updated where appropriate with updates to be submitted to the County Planning Authority for approval in writing.

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 S10 of the West Northamptonshire Joint Core Strategy (2014).

5. **Hours of Construction**

Except as may otherwise be agreed in writing by the County Planning Authority and as further restricted by condition 5, all construction works shall

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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 S10 of the West Northamptonshire Joint Core Strategy (2014).

6. **Hours of Working - Construction Delivery**

Construction traffic or deliveries shall not be permitted to enter or leave the site between 8.15am to 9.00am and 2.45pm to 3.45pm Mondays to Fridays during school term time.

Reason: To protect the amenities of neighbouring properties from noise and other disturbance and in the interests of amenity and highway safety having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

7. **Highway Safety**

Operations shall be controlled to ensure that no mud or other debris is deposited on the public highway.

Reason: In the interests of highway safety having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

8. **Complaints**

In the event that complaints, relating to the construction operations or the approved development, 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 Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

**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

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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.

INFORMATIVES

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, 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 1AX (Tel. 01604 366130) for advice on the appropriate procedure.

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 Building Regulations for which a separate application should be made.

4. If any works in the vicinity of trees are proposed they should be carried out in accordance with the NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees Issue 2.

5. The negative impacts on biodiversity and visual amenity of additional external lighting on the mobile should be taken into consideration by the applicant and it is therefore recommended that any external lighting should not be operated when the site is not occupied.

Date: 23rd October 2015
Signed

For Assistant Director of Environment and Planning

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