Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
NCC Property Services
8 - 10 The Lakes
Bedford Road
Northampton
NN4 7DA

Name and address of agent (if any)
Darnton B3 Architecture
Unit 19 Loughborough Technology Centre
Epinal Way
Loughborough
Leicestershire
LE11 3GE

Part I - Particulars of application

Date of Application
17 December 2015

Application No.
NCC Ref: 15/00078/CCDFUL

NBC Ref: N/2015/1471

Particulars and location of development
Two storey extension to existing building to provide an eight classroom teaching block, link corridor to existing building, extension to existing school entrance/reception and associated alterations. External works include 19 additional car parking spaces, pedestrian access gate and additional hard play area at Hardingham County Primary School, Martins Lane, Northampton, Northamptonshire, NN4 6DJ.

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.

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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 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:
   
   i. Application Forms dated 16 October 2015  
   ii. Planning Statement v2 (December 2015)  
   iii. Design & Access Statement v3 (December 2015)  
   iv. BCAL Transport Statement ref: 5363R001A TS dated 15 December 2015

Drawings

   v. 91430-X-1 Rev 1 Site Location  
   vi. 91430-GA-X1 Existing Site Layout and GF Plan  
   vii. 91430-GA-X5 Indicative Construction Access Plan  
   viii. 91430-GA-S1 Rev 9 Proposed Site Layout and GF Plan  
   ix. 91430-GA-01-1 Rev 1 Proposed Elevations and Alterations  
   x. 91430-GA-01-2 Proposed Ground Floor and First Floor Layout  
   xi. 91430-GA-E-1 Rev 1 Proposed Elevations  
   xii. 91430-GA-SE-1 Proposed Sections (Sheet 1 of 2)  
   xiii. 91430-GA-SE-2 Proposed Sections (Sheet 2 of 2)

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

Construction Management

3. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to the Planning Authority for approval in writing. The Construction Management Plan shall include and specify the provision to be made for the following:
   
   i. Detailed work programme/timetable;  
   ii. Detailed routing for demolition, excavation, construction and abnormal loads;  
   iii. Supply of pre-journey information on routeing and site restriction to contractors, deliveries and visitors;  
   iv. Detailed plan showing the location of on-site stores and facilities including the site compound, contractor and visitor parking and turning as well as un/loading point, turning and queuing for HGVs;

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v. Details of debris management including location of wheel wash, programme to control debris spill/tracking onto the highway to also include sheeting/sealing of vehicles and dust management;

vi. If required, details of public impact and protection to roads, footways, cycleways and Public Right of Ways including details of Traffic Regulation Orders and road/footway/cycleway/PRoW closures and re-routings as well as signage, barriers and remediation;

vii. Provision for emergency vehicles;

viii. Procedures for maintaining good public relations including complaint management, public consultation and liaison;

ix. Overall strategy for managing environmental impacts and potentially damaging construction activities which may arise during construction in particular noise;

x. Procedures for dealing with variations, investigation and reporting of unplanned incidents (e.g. pollution or unexpected occurrence of protected species);

xi. Storage of plant and materials used in constructing the development;

xii. 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.

Reason: In the interests of residential amenity, highway safety and visual amenity having regard to saved Policy E20 of the Northampton Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

**Hours of Construction**

4. 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 E20 of the Northampton Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

**Hours of Working - Construction Delivery**

5. Construction vehicles shall not enter or leave the site between the hours of 8.15am to 9.15am 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 E20 of the Northampton Local Plan (1997).

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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 E20 of the Northampton Local Plan (1997).

Parking

7. Prior to the commencement of any part of the development hereby permitted a revised car parking layout plan that includes a 10% provision of Disability Discrimination Act compliant spaces on the site shall be submitted to and approved in writing by the County Planning Authority. The parking layout as approved shall be implemented no later than the first occupation of the building hereby permitted and shall thereafter be maintained for the lifetime of the development.

In the interests of highway safety and residential amenity having regard to Saved Policy E20 of the Northampton Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

Travel Plan

8. Prior to the occupation and use of the development hereby permitted, a revised travel plan shall be submitted for approval in writing by the County Planning Authority in consultation with the Highway Authority. The submitted Travel Plan shall include the following:

- Staggering finish times at the end of the school day to allow the younger children to be collected earlier than the Key Stage Two pupils;
- Continuing with an extensive choice of extra curriculum clubs which run before and after school and include dodgeball, gymnastics and sketch club;
- Continuing breakfast club starting a 8.15am and extended learning support group from 8.30am;
- Establishment of a walking bus between the local public house (The Crown) and the school;
- Visits from the local PCSO to explain road safety to the pupils and encouraging parents to park appropriately;

The approved travel plan shall be implemented by the School Management Team and the first review shall take place within 3 months of occupation of the permanent extension hereby permitted and thereafter 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

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private car having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

**Cycle Spaces**

9. The number of cycle spaces provided shall be reviewed annually alongside the school travel plan (condition 8) and additional covered spaces shall be provided if the results of the annual review demonstrate that there are insufficient numbers of 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 having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

**Traffic Management**

10. Within 3 months of the date of this permission a scheme for additional traffic management measures on the public highway near to the Hardingstone Academy shall be submitted to the County Planning Authority for agreement in writing. The scheme shall include the installation of bollards on the north side of Bouverie Road. The scheme as approved shall be implemented in full not later than the first occupation of the new building.

Reason: In the interests of highway safety and residential amenity having regard to Saved Policy E20 of the Northampton Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

**Plant and Equipment**

11. Prior to its installation, full details of proposed external plant and equipment, including any renewable or low carbon technologies, 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 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 S10 of the West Northamptonshire Joint Core Strategy (2014) and Saved Policy E20 of the Northampton Local Plan (1997).

**Noise**

12. Prior to the commencement of any part of the development hereby permitted full details of predicted noise from any proposed external plant or equipment, including renewable or low carbon technology, and the provisions to be made for its control, shall be submitted to and approved in writing by the County Planning Authority. The approved control measures shall be implemented prior to occupation of the building hereby permitted and shall be maintained thereafter.

Reason: In the interests of residential amenity having regard to Policy S10 of

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the West Northamptonshire Joint Core Strategy (2014) and Saved Policy E20 of the Northampton Local Plan (1997).

External Lighting

13. 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 detail 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 Policy S10 of the West Northamptonshire Joint Core Strategy (2014) and Saved Policy E20 of the Northampton Local Plan (1997).

Arboricultural Method Statement

14. No development shall take place, nor equipment, machinery or materials shall be brought on to the site for the purpose of development, until an amended and updated Arboricultural Method Statement for the protection of trees, shrubs and hedgerows to be retained within the vicinity of the development has been submitted to and approved in writing by the County Planning Authority. The Arboricultural Method Statement shall be prepared in accordance with the guidelines contained in BS5837:2012 (Trees in relation to design, demolition and construction). The protection measures shall be appropriate to the scale and duration of the development hereby permitted and shall include:

i. A Tree Protection Plan that clearly shows any trees, shrubs or hedgerow that are to be removed as well as those trees, shrubs or hedgerow in the vicinity of the development that are to be retained, including the location of protective measures proposed around any Root Protection Area, Construction Exclusion Zone and/or Ground Protection Zones;

ii. A schedule of tree works for all the retained trees, shrubs or hedgerow specifying pruning and other remedial or preventative work;

iii. Details of development supervision by a suitably qualified, competent and experienced person; and

iv. Timing and methods of site visiting and record keeping and provision of monitoring to the Arboricultural Clerk of Works and the County Planning Authority.

The approved Arboricultural Method Statement shall be implemented as approved throughout the construction period.

Reason: To ensure that retained trees, shrubs and hedgerows are protected

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from damage in the interests of visual amenity and biodiversity, having regard to saved Policy E20 of the Northampton Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

**Landscape Scheme**

15. Prior to occupation of any part of the development hereby permitted, a Landscaping Scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include types, number and size of species proposed with a focus on native species.

The landscaping scheme as agreed in writing by the County Planning Authority shall be implemented within the first available planting season following the completion of the development hereby permitted.

Reason: To ensure the enhancement of the site and to safeguard the visual amenities and biodiversity of the vicinity having regard Policies S10 and BN2 of the West Northamptonshire Joint Core Strategy (2014) and Saved Policy E20 of the Northampton Local Plan (1997).

**Landscape Maintenance**

16. Trees, shrubs and hedges planted in accordance with the approved landscaping scheme (condition 15) shall be maintained and any plants which die, are removed or become seriously damaged or diseased within five years of planting shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing with the County Planning Authority.

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

**Surface Water Management**

17. No drainage works shall take place until a final surface water drainage scheme for the site have been submitted to and approved in writing by the County Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details.

The details of the scheme shall include:

a) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, linear drains, storage tanks, and outfalls/inlets.

b) Cross sections of the control chambers (including site specific levels mAOD) and manufacturers hydraulic curves for all hydrobrakes and other flow control devices.

Reason: To prevent the increased risk of flooding, both on and off site, by

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ensuring the satisfactory means of surface water attenuation and discharge from the site.

18. No drainage works shall take place until a detailed scheme for the maintenance and upkeep of every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the County Planning Authority and the maintenance plan shall be carried out in full thereafter. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.

Reason: To ensure the drainage systems associated with the development will be maintained appropriate and in perpetuity, to reduce the risk of flood due to failure of the drainage system.

Contaminated Land

19. Prior to the commencement of any part of the development hereby permitted an Intrusive Investigation Report including a method statement and phasing programme for any remedial works shall be submitted to and approved in writing by the County Planning Authority. The report shall be implemented in accordance with the approved details. Confirmation of the full implementation of the recommendations of the report, including validation reports, shall be submitted to the County Planning Authority within two weeks of completion of the remediation works.

Reason: To ensure that risks from land contamination are minimised and to ensure that the development can be carried out safely without unacceptable risks to human health and the environment having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

20. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the County Planning Authority for a remediation strategy detailing how this contamination shall be dealt with.

Reason: To ensure that risks from land contamination are minimised and to ensure that the development can be carried out safely without unacceptable risks to human health and the environment having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

Complaints

21. 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

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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) and Saved Policy E20 of the Northampton Local Plan (1997).

INFORMATIVES

1. The applicant’s attention is drawn to the crime prevention design information contained in the email from Northamptonshire Police dated 4 January 2016.

POSITIVE AND PROACTIVE MANNER STATEMENT

In determining this planning application the Waste Planning Authority has worked with the applicant in a positive and proactive manner. Concerns and issues raised during consultation on the submitted application have been considered by the Waste Planning Authority, discussed with consultees and the applicant/agent and are addressed by conditions where appropriate.

The approach to this application has been taken in accordance with the requirement in the National Planning Policy Framework, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

Date 5th May 2016

Signed ______________________________

For Assistant Director of Environment,
Planning and Transport

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