



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

Northamptonshire County Council
Brixworth Country Park
Northampton Road
Brixworth
Northamptonshire
NN6 9DG

Name and address of agent (if any)

Part I - Particulars of application

Date of Application

5 November 2015

Application No.

NCC Ref: 15/00083/CCDCOU

DDC Ref: DA/2015/1101

Particulars and location of development

Change of use of the Lapwing rooms from their current D2 use to mixed A1, A2, B1 and D1 uses at The Mackintosh Centre, Brixworth Country Park, Northampton Road, Brixworth, Northamptonshire, NN6 9DQ.

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 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 plans:

- (a) Application Forms dated 5 November 2015;
- (b) Planning Statement dated 5 November 2015;
- (c) Design and Access Statement dated 5 November 2015;
- (d) Plan A Brixworth Country Park Boundary;
- (e) Plan of the Lapwing Rooms; and
- (f) Drawing No. D0464A Brixworth Country Park Building Plan dated August 2011.

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 Policies GN1 and GN2 of the Daventry District Local Plan (1997) and Policy R2 of the West Northamptonshire Joint Core Strategy (2014).

3. The Lapwing Rooms shall be used for uses compatible with the Country Park location, namely Use Classes A1 retail, A2 (a) and (b) financial and professional services, B1 (a) business offices or D1 (a) non-residential institutions of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purposes (including any other purpose in the aforementioned Use Classes).

Reason: The proposed use is acceptable provided it is compatible with the Country Park location but the County Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case, having regard to saved Policies GN1 and GN2 of the Daventry District Local Plan (1997) and Policy R2 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 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.

Date 20th January 2016 Signed 

For Assistant Director of Environment and Planning

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