



## Town and Country Planning Act 1990

### PLANNING PERMISSION

#### Name and address of applicant

NCC Property Services  
John Dryden House  
8 - 1 The Lakes  
Bedford Road  
Northampton  
Northamptonshire  
NN4 7DA

#### Name and address of agent (if any)

#### Part I - Particulars of application

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##### Date of Application

30 November 2015

##### Application No.

**NCC Ref:** 15/00085/CCDVOC

**WBC Ref:** WP/15/00779/CRA

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#### Particulars and location of development

Variation of condition 1 of planning permission 14/00083/CCDFUL for the retention of a double mobile classroom until 31/12/2020 at Rowangate Primary School, Finedon Road, Wellingborough, Northamptonshire, NN8 4NS.

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#### 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

This permission shall be limited to a period of time expiring 31st December 2020. The mobile classroom unit shall be removed no later than this date, or at an earlier date if it is no longer required for the purposes for which it was installed, and the site shall be restored to its former condition within a further 28 days.

Reason: To ensure the temporary nature of the permitted use and in the interests of visual amenity having regard to Policy 13 of the North

**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.

Northamptonshire Core Spatial Strategy (2008).

## 2. **Scope of the 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 22 October 2015;
- (b) Statement of Need;
- (c) Drawing No. W0139A Site Plan (scale 1:1250); and
- (d) Drawing No. 10/CL5 Plan and Elevations (scale 1:100).

Reason: To define the scope of the permission and in the interests of clarity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

## 3. **External Lighting**

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 13 of the North Northamptonshire Core Spatial Strategy (2008).

## 4. **Tree Protection**

No excavations below existing levels shall take place within Root Protection Areas (as defined by BS5837:2012, or subsequent edition) of retained trees unless an Arboricultural Method Statement is submitted in writing and approved by the County Planning Authority. The Arboricultural Method Statement shall be prepared in accordance with the guidelines contained in BS5837:2012. The protection measures shall be appropriate to the scale and duration of the development hereby permitted and shall include:

- i. A Tree Protection Plan showing the location of protective measures proposed around any Root Protection Area, Construction Exclusion Zone and/or Ground Protection Zones;
- ii. Details of development supervision by a suitably qualified, competent and experienced person; and
- iii. Timing and methods of site visiting and record keeping and provision of monitoring to the County Planning Authority.

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

Reason: In the interests of amenity and ecology having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

#### 5. **Obscure Film**

Prior to occupation of any part of the development hereby permitted an obscure film shall be fitted to all glass windows and doors along the north-eastern elevation of the proposed double mobile. The obscure film shall be maintained for the duration of the use of the mobile classroom at the site.

Reason: In the interests of amenity and privacy having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

### **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.

### **INFORMATIVES**

1. The following should be included, which if implemented will reduce the likelihood of crime, disorder and anti-social behaviour occurring:
  - (a) Glazing should not be float glass. It is suggested that one pane is laminated and one toughened. This is for safety and security reasons as float glass will break in to sharp shards.
  - (b) Intruder Alarm System: an alarm that is monitored and that complies with ACPO (Association of Chief Police Officers) directives and BSDD:243 is recommended. A dedicated phone line is usually required.
  - (c) Mark assets: Property marking is the permanent identification of items to deter thieves by providing evidence that links them to the scene of a theft and enables stolen goods to be returned. An overt marking system is recommended with either permanent stickers or etching solution as these types of marking make it very difficult for offenders to sell on plus they can more easily be charged with possession of stolen goods if property is easily identified.
  - (d) Valuables: Although it is preferable that all valuable equipment is not left in a portacabin, should the need arise a traditional safe or cage that is fixed into the base should be available.

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2. The applicant's attention is drawn to the attached standard advice from the Crime Prevention Design Advisor for mobile classroom units.

Date 22<sup>nd</sup> January 2016 Signed G.P. Watson

For Assistant Director of Environment and  
Planning

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