Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
Mr Richard Craven
Northamptonshire County Council
Property Services
John Dryden House
8 - 10 The Lakes
Northampton
NN4 7YD

Name and address of agent (if any)
Gotch Saunders And Surridge LLP
35 Headlands
Kettering
NN15 7ES

Part I - Particulars of application

Date of Application
26 November 2015

Application No.
NCC Ref: 15/00089/CCDFUL
KBC Ref: KET/2015/0971

Particulars and location of development
Two single storey extensions to provide additional classroom space and a new staffroom and the reconfiguration of an existing external stair at Rothwell Victoria Infants School, School Lane, Rothwell, Kettering, Northamptonshire, NN14 6HZ.

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.

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 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 plans:

- Application Forms dated 19 November 2015
- Planning Statement dated 26 November 2015
- Statement of Need dated 19 November 2015

Drawings

- Site Location Plan – (S)00
- Proposed Site Plan – (SK)01 Rev C
- Proposed Elevations – (SK)03 Rev C
- Proposed Roof Plan – (SK)04 Rev B
- Sections through Year 1 extension – (SK)05 Rev C
- Site Constraints Plan and Phasing Drawing – (SK)06 Rev B
- Infants School, External Works Plan – (SK)07 Rev D
- Section through the Reception extension – (SK)08
- Proposed Floor Plan – (SK)11 Rev C
- Infant School External Works – B00438/600
- Infant School Drainage Layout – B00438/601 Rev P01
- Topographical Survey – MS-4143 (Sheet 1 of 5)
- Topographical Survey – MS-4143 (Sheet 2 of 5)
- Topographical Survey – MS-4143 (Sheet 3 of 5)
- Topographical Survey – MS-4143 (Sheet 4 of 5)
- Topographical Survey – MS-4143 (Sheet 5 of 5)

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

Hours of Construction

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

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Hours of Working - Construction Delivery

4. Construction vehicles shall not enter or leave the site between the hours of 8.15am to 9.15am and 4.30pm to 5.30pm Mondays to Fridays during term time.

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

Highway Safety

5. All construction vehicles entering and leaving the site shall be cleansed of mud and other debris to ensure that there is no nuisance dust and no mud or debris deposited on the public highway.

Reason: To ensure satisfactory access and avoid any adverse impacts on the highway network and highway safety having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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

Travel Plan

7. The approved travel plan ref: RVIS 928/2081 dated September 2015 shall be implemented by the School Management Team 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 13 of the North Northamptonshire Core Spatial Strategy (2008).

Landscaping Scheme

8. 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.

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Reason: To ensure the enhancement of the site and to safeguard the visual amenities of the vicinity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

**Landscape Maintenance**

9. Trees, shrubs and hedges planted in accordance with the approved landscaping scheme (condition 8) 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 13 of the North Northamptonshire Core Spatial Strategy (2008).

**Bats**

10. Construction of the Year 1 extension shall be limited to groundworks which do not affect the existing Year 1 classroom until a bat survey is carried out in accordance with Informative 3. A copy of the survey shall be submitted to the County Planning Authority and inform a Bat Mitigation Strategy which shall to be submitted to and approved in writing by the County Planning Authority prior to the commencement of further works to the Year 1 extension. The mitigation strategy as agreed in writing by the County Planning Authority shall be fully implemented.

Reason: To ensure that the development is undertaken in compliance with the Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended) in the interests of safeguarding protected species and to make appropriate provision for the management of natural habitat within the approved development in the interests of biodiversity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

**External Lighting**

11. 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

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having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Complaints

12. In the event that complaints regarding dust, noise, lighting or other land use planning matters related to the development hereby permitted 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 13 of the North Northamptonshire Core Spatial Strategy (2008).

Informatives

1. External doors and windows school comply with the Loss Prevention Certification Board (LPCB) security standard LPS1175 SR 2 and doors manufactured in accordance with the standard must be installed. All glazing should be provided with security grade glazing of P2A standard as minimum requirement.

2. All the building intruder alarm system school should be in compliance with Associated of Chief Police Officers (ACPO) Security Alarm Policy. This ensures that the technical aspects of the alarm specification will result in a police response to a confirmed activation on site. It is suggested an internal alarm that can be zoned to allow areas that are not being used to be shut down and protected while allowing other areas to be used.

3. Bat surveys shall be carried out in accordance with the Bat Surveys for Professional Ecologists Good Practice Guidelines (3rd Edition) available from http://www.bats.org.uk/pages/batsurveyguide.html

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 Minerals 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

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Date 2nd February 2016
Signed

For Assistant Director of Environment and Planning

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