



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
Road Primary School Hartwell Road Roade NN7 2NT	Mrs S Hagon 7 Bretts Lane Roade NN7 2NZ

Part I - Particulars of application

Date of Application	Application No.
23 rd June 2016	NCC Ref: 16/00023/CCDCOU SNC Ref: S/2016/1593/PCC

Particulars and location of development

Change of use from public open space to play space for primary school (Retrospective Application) at Land To The Rear Of Roade Primary School, Hartwell Road, Roade

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 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.

Scope of the 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 and plans:

Planning Documents

- Application Forms dated 23 June 2016
- Planning Statement dated June 2016

Drawings

- Drawing entitled 'Lease Site Area'

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).

Landscape Maintenance

3. Within fourteen days of the date of this permission, a detailed scheme for the maintenance and management of the school playing field and wider area shall be submitted to and approved in writing by the County Planning Authority. The scheme shall ensure:
 - i. that the playing field is maintained to a height of not more than 100mm with a un-mown margin on the western edge to a minimum width of 500mm;
 - ii. the wider site shall be mown once annually in August or September to a height of 150mm and the arisings shall be left insitu.

The scheme shall be implemented as approved thereafter.

Reason: In the interests of its visual amenity and biodiversity having regard to saved Policy G3 of the South Northamptonshire Local Plan (1997) and Policies BN2 and S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Removal of Permitted Development Rights

4. Notwithstanding the provisions of Part 2 (Class A), Part 7 (Class M & N) and Part 12 (Class A) of the Town & Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out within the area shown on the submitted 'Lease Site Area' plan without the prior written approval of the County Planning Authority:
 - i. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

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- ii. The erection, extension or alteration of a school, college, university or hospital building.
- iii. Development consisting of-
 - (a) The provision of a hard surface within the curtilage of any school, college, university or hospital to be used for the purposes of that school, college, university or hospital; or
 - (b) The replacement in whole or in part of such a surface.
- iv. The erection or construction and the maintenance, improvement or other alteration by a local authority or by an urban development corporation of-
 - (a) any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers

REASON: To ensure that the County Planning Authority retains control over the future extension and alteration of the development, in the interests of safeguarding amenity having regard to saved Policy G3 of the South Northamptonshire Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

Informative(s)

1. The applicant's attention is drawn to the protection given to breeding birds under the Wildlife and Countryside Act 1981. To avoid contravening the relevant provisions of the Act it would be advisable to avoid carrying out any work that might damage an active nest during the bird breeding season (March to September inclusive) or to ensure that an appropriate inspection is undertaken by a competent person to ensure that no breeding birds will be adversely affected.

Positive and Proactive 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) Order 2015.

Date.....25.8.2016..... SignedM.B. Grant.....

For Assistant Director of Environment and Planning

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