Town and Country Planning Act 1990

PLANNING PERMISSION

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

Name and address of agent (if any)
Miss Claudia Gallo
Darnton B3, Suite C,
Loughborough Technology Centre
Epinal Way
Loughborough
Leicestershire
LE11 3GE

Part I - Particulars of application

Date of Application
20 October 2016

Application No.

NCC Ref: 16/00034/CCDFUL

KBC Ref: KET/2016/0762

Particulars and location of development
Construction of a single storey extension to existing classroom, new external storage building and a new single storey teaching block with link corridor and alterations to existing accommodation at Wren Spinney School, Westover Road, Kettering, Northamptonshire, NN15 7LB.

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 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.

Reason: To conform with the requirements of Section 91 of the Town and

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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 11 April 2016;
b) Planning Support Statement Rev A dated August 2016;
c) Drawing No. 91471-DB3-B1-GF-DW-A-05 Rev A Location Plan;
d) Drawing No. 91471-DB3-B1-GF-DW-A-07 Block Plan;
e) Drawing No. 91471-DB3-B1-GF-DW-A-75 GF Proposed Plan;
f) Drawing No. 91471-DB3-B1-GF-DW-A-500 Water & Drainage;
g) Drawing No. 91471-DB3-B1-GF-DW-A-0 Storage;
h) Drawing No. 91471-DB3-B1-GF-DW-A-200 Proposed Elevations;
i) Drawing No. 91471-DB3-B1-GF-DW-A-300 Sections;
j) Drawing No. 7708 WS Plot 3 of 4 Existing Elevations;
k) Drawing No. 7708 WS Plot 4 of 4 Existing Elevations;
l) Drawing No. 7708 WS Topographical Survey;
m) Existing Underground Services Drawing;
n) Existing Foundation and Drainage Layout Drawing; and

Reason: To specify the approved documents to ensure the development as approved is permitted and in the interests of amenity protection having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

3. Materials

All external facing materials shall be in accordance with the details submitted unless otherwise agreed in writing with the County Planning Authority.

Reason: To ensure that the proposed development is in keeping with the existing school and does not prejudice the appearance of the locality having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

4. Hours of Construction

All construction works shall be confined to the hours of 8.00am to 6.00pm Mondays to Fridays with no works on Saturdays, Sundays, Bank or Public Holidays. During school term construction traffic or deliveries shall not be permitted to enter or leave the site between 08.15am to 09.00 and 2.45pm and 3.45pm.

Reason: To protect the amenities of neighbouring properties from noise and other disturbance having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

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5. **Construction Traffic Management Plan**

Prior to the commencement of the development hereby permitted, a full Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the County Planning Authority. The CTMP shall include the following elements:

a) Detailed work programme/timetable;
b) Site HGV delivery/removal hours to be limited to between 09.30 - 17.00;
c) Detailed routeing for demolition, excavation, construction and abnormal loads;
d) Supply of pre-journey information on routeing and site restrictions to contractors, deliveries and visitors;
e) 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;
f) Breakdown of number, type, size and weight of vehicles over demolition and construction period;
g) 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;
h) Details of public impact and protection to include road, footway, cycleway and public rights of way. Details of Traffic Regulation Orders and road / footway / cycleway / public rights of way closures and re-routings as well as signage, barriers and remediation;
i) Public liaison position, name, contact details and details of public consultation/liaison;
j) Route details as required covering culverts, waterways, passing places, tracking of bends/junctions and visibility splays;
k) Pre and post works inspection of the highway between points A and B as requested post routeing plan submission to identify remediation works to be carried out by the developer. Inspections are to be carried out in the presence of a member of the Highway Authorities Inspection Team. To also include the removal of Traffic Regulation Orders, temporary signage, barriers and diversions;
l) Details of temporary construction accesses and their remediation post project;
m) Provision for emergency vehicles.

The approved CTMP shall be implemented as approved throughout the construction period.

Reason: In the interests of residential amenity, highway safety and visual amenity having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

6. **Highway Safety**

All 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

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deposited on the public highways.

Reason: To ensure satisfactory access and avoid any adverse impacts on the highway network and highway safety having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

7. Arboricultural Report

Except as otherwise required by conditions attached to this planning permission the development shall be undertaken in accordance with the submitted Arboricultural Report and Tree Condition Survey ref. 0916-2027 Rev 1 dated September 2016.

Reason: To ensure that retained trees, shrubs and hedgerows are protected from damage in the interests of visual amenity and biodiversity having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

8. Arboricultural Method Statement

No development shall take place, nor equipment, machinery or materials shall be brought on to the site for the purpose of development, until an Arboricultural Method Statement for the protection of trees and shrubs to be retained 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 that are to be removed as well as those trees in the vicinity of the development that are to be retained, including the location of protection measures proposed around any Root Protection Area, Construction Exclusion Zone and/or Ground Protection Zones; Including the location of protective measures proposed around the Root Protection Area and Construction Exclusion Zone of the retained trees T1 and T3-T7;

ii. A schedule of tree works for all the retained trees shown on the tree protection plan specifying pruning undertaken in accordance with BS3998:2010 and other remedial or preventative work;

iii. Details of development monitoring by a suitably competent and experienced person and provision of records to 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 from damage in the interests of visual amenity and biodiversity having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

9. Protection of Breeding Birds

Operations that involve the destruction and removal of buildings, trees,

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shrubs, hedgerow and other vegetation shall not be undertaken during the months of March to September inclusive, unless an ecologist report is submitted to demonstrate that breeding birds will not be affected and this has been submitted to and approved in writing by the County Planning Authority.

Reason: In the interests of biodiversity having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

10. 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 having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

11. Complaints

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 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 Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

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

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INFORMATIVES

1. Prior to the commencement of any site works, all occupiers of potentially sensitive properties surrounding the site should be notified in writing of the nature and duration of works to be undertaken, and the name and address of a responsible person, to whom enquiries/complaints should be directed.

2. If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Section, Planning Services, Floor 3, County Hall, Guildhall Road, Northampton, NN1 1AX (Tel. 01604 366130) for advice on the appropriate procedure.

3. The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made.

4. The applicant’s attention is drawn to the following comments from Northamptonshire Police Crime Prevention Design Advisor:

i. External doors should comply with the Loss Prevention Certification Board (LPCB) security standard LPS1175 SR 2 or 3 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.

ii. The new extension should link in with any existing intruder alarm system and security entry systems.

Date 25th November 2016

Signed

For Assistant Director of Environment, Planning and Transport

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