Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
NCC (Education)
PO Box 128
County Hall
Northampton
NN1 1AS

Name and address of agent (if any)
Wilson Design
178 Bush Hill
Northampton
NN3 2PG

Part I - Particulars of application

Date of Application
22nd January 2008
28th January 2008 (Date Valid)

Application No.
NCC – 08/00006/CCD
NBC – N/2008/0123

Particulars and location of development

Extension to form additional single storey general purpose area for school and community use at Bellinge Primary School, Fieldmill Road, Northampton, NN3 9DG.


Existing Site Plan (755/01); Existing South Elevation and Floor Plan (755/07); Existing Elevations (755/08); Proposed Elevation and Floor Plan (755/09); Proposed elevations (755/10); Proposed Elevation and Floor Plan (755/11)

School Travel Plan for Bellinge Primary School (Sept 2003; updated 2007)

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:-

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.
Time Limit
1. The development to which this relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To conform to the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Hours of Construction Works
2. Except as may otherwise be agreed in writing by the County Planning Authority all construction works shall be confined to the hours of 7.30am to 5.30pm Mondays to Fridays, with no works on Saturdays, Sundays or Public Holidays.

Reason: To protect the amenities of nearby occupiers of property from noise and other disturbance.

Materials
3. All materials on the proposed extension shall match those on the existing adjoining building as closely as possible with regard to type, colour and texture.

Reason: In the interests of visual amenity and in accordance with saved policy GS5 (Design) of Northamptonshire County Structure Plan (1996-2016) and E20 (New Development) of the Northampton Local Plan (1997).

Travel Plan
5. The Travel Plan submitted to the County Planning Authority as part of the application shall be implemented on the occupation of the development. An annual monitoring report on the plans effectiveness shall be submitted to the County Planning Authority on the anniversary of such approval the conclusions and recommendations of which shall, within 3 months, be implemented in full.

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 and to have regard to Policy T3 (Transport requirements) and Policy T9 (Parking Standards) of the Northamptonshire County Structure Plan (1996-2016).

Informatives
1. For the avoidance of doubt the Drawing(s) No(s) and documents to which this decision refers are as follows:-


Existing Site Plan (755/01); Existing South Elevation and Floor Plan (755/07); Existing Elevations (755/08); Proposed Elevation and Floor Plan (755/09); Proposed elevations (755/10); Proposed Elevation and Floor Plan (755/11)

School Travel Plan for Bellinge Primary School (Sept 2003; updated 2007)

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. Due consideration should be given to the building materials and security systems as suggested by the Crime Protection Officer in accordance with the email annexed to this permission dated 14 March 2008 in order to reduce the occurrence of crime in the school.

REASONS FOR APPROVAL

This proposal has been considered in conjunction with relevant development plans, statutory consultees and third parties. Based on this it has been concluded that the scale and intensity of the development would have minimal impact on the environmental amenity of the school grounds and neighbourhood. Subject to the imposition of planning conditions there is no justifiable reason for withholding planning permission.

The application is therefore considered to be acceptable in accordance with saved Policy GS5 (Design), Policy T3 (Transport requirements) and Policy T9 (Parking Standards) of Northamptonshire County Structure Plan (1996-2016) and E20 (New Development) of the Northampton Local Plan (1997).

Date: 25th March 2008

Signed: [Signature]

On behalf of the Chief Planning Officer

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 Police has no formal objection to the planning application in its present form other than to suggest that the following recommendations are included which, if implemented, will reduce the likelihood of crime occurring.

Schools throughout Northampton are currently being targetted for lead theft. I would recommend using a lead substitute material on this new building where possible to cut down on the potential for lead theft. A product which can be used successfully is called Ubiflex see www.ubiflex.co.uk for details.

Schools are also targetted for thefts of laptops, computers and other audio-visual technology, many like Bellinge are repeat victims of crime due to the inadequacy of the security systems put in place. In the last 12 months Bellinge Primary has suffered from the following crimes - 3 burglaries where entry was gained and 4 crimes of damage and vandalism involving broken glass where entry was not gained. The school currently has a temporary police alarm installed which may explain why there has been no crime recorded since September.

The new room should be alarmed on a separate alarm zone to the rest of the school so that if it is used for after school hours activities the rest of the school is not left unprotected whilst the new rooms are in use.

The windows should be glazed with a laminated inner pane of glass and toughened outer pane. The toughened glass will withstand thrown missiles more readily than laminated but the laminated pane will prevent burglary. There is a history on the school site of broken glazing due to mindless vandalism and also as a way into the premises.

The door leading from the room to outside should be fitted with an external shutter if there is going to be as much glazing within it as shown on the elevation. Other than that a solid door either wooden with steel face
or a steel door should be used to make access via this fire exit more difficult.

Mrs Sharon Henley,  
Crime Prevention Design Adviser,  
Northamptonshire Police,  
Towcester Police Station,  
263, Watling Street,  
Towcester,  
Northants.  
NN12 6DE

Tel. 07799 786 507  
Tel. 08453 700700 ext 8224 (Police)

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