



**Town and Country Planning Act 1990**

**PLANNING PERMISSION**

**Name and address of applicant**

Northamptonshire County Council  
Children & Young People's Service  
PO Box 216  
John Dryden House  
8-10 The Lakes  
Northampton  
NN4 7DD

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

Lend Lease Projects  
Property Services  
PO Box 128  
County Hall  
Northampton  
NN1 1AS

**Part I - Particulars of application**

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**Date of Application**

19<sup>th</sup> July 2007

**Application No.**

07/00037/CCD / 07/00393/COC

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**Particulars and location of development**

Erection of single storey extensions to existing Infants School and Nursery to form a new primary school and children's centre, siting of 4 temporary mobile classroom buildings, remodelling of existing car park and demolition of existing Junior School at Exeter Primary School, Brayford Avenue, Corby

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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:-

**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.

**Note:** 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 submitted application.

**Reason:** To define the scope of the permission and in the interest of clarity.

### **Materials**

3. The development hereby permitted shall not commence until details of all external materials and/or finishes have been submitted to the County Planning Authority and shall then only take place in accordance with the details as approved.

**Reason:** To retain control of the external appearance of the development in the interest of visual amenity.

### **Temporary Classroom Accommodation**

4. The temporary mobile classrooms hereby approved shall only remain on site for a limited period of time expiring 31 May 2009. At or before the expiration of this period, the mobile classrooms shall be removed and the site restored to its former condition.

**Reason:** In the interests of visual amenity.

### **Access/Highway Safety**

5. Within 3 months of the date of this planning permission a scheme to improve/widen the pedestrian and vehicular access and route into the school site, including a dropped kerb pedestrian access, shall be submitted to the County Planning Authority for its approval and, once approved the scheme shall be implemented in accordance with the timescale as set out in the approved scheme.

**Reason:** In the interests of highway safety.

### **Flood Risk**

6. Development shall proceed fully in accordance with the mitigation measures (including finished floor levels and raised pedestrian escape route) set out in the approved Flood Risk Assessment (Revision B), and the applicant shall confirm completion of the approved scheme in writing within one month thereafter.

**Reason:** To reduce the risk and impact of flooding.

7. Prior to the occupation of the temporary mobile classrooms, details of a flood evacuation plan shall be submitted to and agreed by the County Planning Authority. The evacuation route shall thereafter be maintained in accordance with the

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approved details.

**Reason:** To ensure that a safe passage from the site is maintained during any periods of flooding.

### **Children's Centre - Hours of Operation**

8. Except as may otherwise be agreed in writing by the County Planning Authority, the use hereby permitted shall not be carried on other than between the hours of 0800 and 2000 on Monday to Friday inclusive and 0900 to 1300 on Saturdays and at no time on Sundays, Public and Bank Holidays except for works of essential maintenance or which are to respond to an emergency.

**Reason:** To safeguard the amenities of the occupiers of properties in the vicinity of the site.

### **Travel Plan**

9. Prior to the occupation or use of the development hereby permitted, and in any event no later than 6 months from the date of this permission, the existing School Travel Plan shall be reviewed and updated and submitted to the County Planning Authority for its approval. The scheme shall be based on appropriate survey work, assessment of the results of this work, consideration of options and shall result in the formulation of an Action Plan, all of which shall be undertaken in regular consultation with the County Council's Travel Plan Team. Upon approval, the reviewed School Travel Plan shall be fully implemented within 3 months and an annual monitoring report on its 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.

### **Cycle Provision**

10. Within 3 months of the date of this planning permission, a plan shall be submitted to the County Planning Authority showing the precise location and layout of 60 individual and secure cycle spaces in accordance with the standards set out on the County Council's adopted Supplementary Planning Guidance 'Parking' and except as may otherwise be agreed in writing by the County Planning Authority the plan shall be fully implemented in a phased manner, over a period of 5 years from the date of first occupation with not less than 25% of the cycle spaces available on first occupation.

**Reason:** To ensure that an appropriate number of cycle spaces shall be provided in accordance with the standards set out in the Supplementary Planning Guidance ('Parking') adopted in March 2003 by the County Council.

### **Security Fencing**

11. Internal security fencing and gates shall be of Palisade type, 2.0 metre high, powder

**Note:** 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.

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**Reason:** In the interest of visual amenity.

### **Landscaping**

12. Within 3 months of the date of this permission a scheme of landscaping incorporating native species shall be submitted to the County Planning Authority. Once approved, the scheme shall be implemented during the first available planting season following the commencement of development. Any trees, shrubs or hedges planted in accordance with the approved scheme shall be maintained and any plants which within five years of planting either die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the County Planning Authority.

**Reason:** To compensate for planting lost as a result of the development and in the interest of amenity.

### **Lighting**

13. No external lighting, shall be installed until a scheme of all lighting provision related to the development hereby permitted has been submitted to, and approved by the County Planning Authority. The scheme shall include details of the types and height of lights and/or light columns, their location, technical specification, means of preventing or minimising light spillage and the proposed hours of use.

**Reason:** In the interests of residential amenity.

### **Trees**

14. All trees and shrubs to be retained shall be protected from any development including the storage of earth and materials in accordance with the provisions given in BS 5837: 1991 "Guide for Trees in Relation to Construction".

**Reason:** To protect existing trees and shrubs from damage.

### **Site Waste Management Plan**

15. No development shall take place until a written statement consisting of a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the County Planning Authority. The measures shall be implemented in strict accordance with the approved details.

**Reason:** To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced

### **Hours of Construction Works**

16. No construction works or deliveries into the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday and 08.00 to 13.00 hours on

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Saturdays unless agreed in writing with the County Planning Authority. No construction works or deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the County Planning Authority.

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

### **Informative(s)**

1. For the avoidance of doubt the drawings and documentation to which this decision refers are as follows: -

Drawing Nos. S22, (00) 01 A, (00) 02 M, (00) 05 B, (00) 06 C, (00) 104 A, (00) 105 B, (00) 110 A, (00) 112 B, (00) 113 A, (00) 205 F, (00) 212 D, (00) 213 D, (00) 225 D, (00) 305 C, (00) 310 A, (00) 312 B, (00) 405 A, (00) 412, (00) 413, S01, 99549, (90) 000, Flood Risk Assessment Revision B, Landscaping Impact Assessment, Travel Plan, Design and Access Statement, Planning Support Statement.

2. The applicant is advised to consider implementing flood resilience and resistance measures (such as water resistant materials for floors, walls and fixtures and high electrical sockets) for the proposed extensions. The Environment Agency provides comprehensive information about how both to protect property from flooding and what to do if affected. Further information can be obtained from their website, at [www.environment-agency.gov.uk/subjects/flood](http://www.environment-agency.gov.uk/subjects/flood) and following the link to 'Floodline'.
3. The standard advice from the Crime Design Prevention Officer for mobile classroom units is attached.
4. The following policies have been taken into account in the consideration of this proposal:-

Northamptonshire County Structure Plan (2001): Policies GS5: Design and T9 (Parking Standards)

5. 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.
6. 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, Growth Management, PO Box 163, County Hall, Guildhall Road, Northampton, NN1 1AX (Tel: 01604 236700).
7. Prior to the commencement of any site works, all 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.

**Note:** 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.

8. The applicant is advised that details of the Council's requirements for Site Waste Management Plans and Waste Minimisation Statements can be found in our Supplementary Planning Document, 'Development & Implementation Principles', which can be found on the Northamptonshire County Council website ([www.northamptonshire.gov.uk](http://www.northamptonshire.gov.uk)).

#### REASONS FOR APPROVAL

The proposal has been considered in the light of the Development Plan policies, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission. In addition, the County Planning Authority is of the opinion that although the proposed development is within an area which may be liable to flooding, there are no alternative locations that would be suitable.

Date: 26 November 2007

Signed: 

On behalf of the Chief Planning Officer

## **Mobile Classrooms**

The Crime Prevention Design Advisor has asked that all planners consider the following recommendations to enhance the security of mobile classrooms regardless of their location:-

- Mobile classrooms should not be located on stilts but should have a protective skirt around the base to prevent access underneath. This minimises the potential for arson.
- Mobile classrooms should wherever possible have toilet facilities installed. This obviates the need for children to cross the school site unaccompanied, which is one of the concerns voiced by parents about mobile facilities.
- Teachers within mobiles should be able to call for assistance if faced with an angry parent or unauthorised intruder. Schools should have some recognised system in place.
- In addition where the mobile is located close to the fence consideration should be given to additional security measures for the windows. This can take the form of either welded mesh over the window or can take the form of heightened fencing in the location to make the throwing of missiles at the windows more difficult.

Where mobile classrooms have computers installed then the following additional security measures need to be implemented.

- The fire exit doors need to be solid and steel faced with no glazing. The steel facing to be secured with non return screws or coach bolts. The door also needs to be fitted with hinge bolts to protect the external hinges.
- The windows need to be fitted with weld mesh to make access through the glazing more difficult.
- Where the school is alarmed then the mobile classroom needs to be alarmed as an extension of the main provision.
- All computers need to be overtly marked with the name of the school and its post code and where practicable computers should be secured to the work station.

If there any specific issues relating to a particular mobile classroom application then the Crime Prevention Design Advisor will respond via the consultation process.