Northamptonshire County Council

Town and Country Planning Act 1990

PLANNING PERMISSION

<table>
<thead>
<tr>
<th>Name and address of applicant</th>
<th>Name and address of agent (if any)</th>
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<tbody>
<tr>
<td>NCC (Education)</td>
<td>Lambert Smith Hampton</td>
</tr>
<tr>
<td>PO Box 128</td>
<td>Pyramus House</td>
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<tr>
<td>County Hall</td>
<td>Roman Way</td>
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<tr>
<td>Northampton</td>
<td>Grange Park</td>
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<td>NN1 1AS</td>
<td>Northampton</td>
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<td>NN4 5EA</td>
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Part I - Particulars of application

<table>
<thead>
<tr>
<th>Date of Application</th>
<th>Application No.</th>
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<tr>
<td>3rd January 2008</td>
<td>NCC – 08/00001/CCD</td>
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<tr>
<td>7th January 2008</td>
<td>KBC – KET/2008/0022/NCC</td>
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Particulars and location of development

Construction of new extension and covered play area to form new Children’s Centre to include pre-school room and wet play area, buggy and additional parking spaces.

Supporting statement: Proposed Extension and internal remodelling for Children’s Centre – Highfields Community Primary School, Kettering

Design and Assess Statement: Proposed Extension and internal remodelling for Children’s Centre – Highfields Community Primary School, Kettering

Location Plan- 4312/54
Survey as Existing- Plans 4312/50
Survey as Existing- Elevations 4312/51
Scheme as Proposed- Plan 4312/62
Scheme as Proposed- Elevations 4312/63
External Works- 4312/64

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

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.
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.

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 i.e.

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

Materials

3. The external surfaces of the building(s), all areas of hard surfacing, and the covered play area where applicable, shall not be constructed other than in materials to match the existing and in accordance with details of the planning application and plans as referred to in Condition 2. Colour schemes shall also match the existing and fit in with overall amenity of the surrounding area.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality and to have regard for policy GS5 (Design) of Northamptonshire County Structure Plan (1996-2016) and policy Env. 30 (New Development) Kettering Borough Council Local Plan (1995).

Hours of Construction Works

4. 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 Friday and 8.00am to 1.00pm on Saturdays, with no works on Sundays, or Public

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Holidays.

5. Except as may otherwise be agreed in writing by the County Planning Authority all deliveries of construction materials shall be confined to the hours of 9.30am to 2.30pm Mondays to Friday and 8.00am to 1.00pm on Saturdays, with no deliveries on Sundays, or Public Holidays.

REASON: To protect the amenities of nearby occupiers of property from noise and other disturbance and to reduce congestion on the roads and in consideration of policy Env. 30 (New Development) Kettering Borough Council Local Plan (1995).

Car parking

6. The existing school parking facilities shall be made available for use by all staff and visitors and for all times during any existing or additional out of school activities that may occur.

REASON: To prevent increased demand on parking spaces on surrounding road ways which may lead to increased congestion and to have regard to T9 (Parking requirements) Northamptonshire Structure Plan (1996-2016).

Travel Plan

7. Within four months of the date of this permission a Travel Plan shall be submitted to the County Planning Authority for approval in writing. Such a plan is to include details of the provision/encouragement of alternative modes of transport to the car for all users of the site, together with the phasing of measures as appropriate. The approved Travel Plan 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 for T3 (Transport Requirements) Northamptonshire Structure Plan (1996-2016).

Vehicle Manoeuvrability

8. Within four months of the date of this permission design details relating to turning manoeuvrability within the curtilage of the site to enable a vehicle to enter and leave in a forward direction shall be submitted to the County Planning Authority for approval in writing as part of the new parking provision proposal the detailed design, as approved, shall be implemented.

Reason: To reduce risk of accident and improve visibility for vehicles arriving and leaving the school site.

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Informatives

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

Supporting statement: Proposed Extension and internal remodelling for Children’s Centre – Highfields Community Primary School, Kettering
Design and Assess Statement: Proposed Extension and internal remodelling for Children’s Centre – Highfields Community Primary School, Kettering

Location Plan- 4312/54
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2. Please refer to the letter dated 21 February 2008 to Bishop Stopford School in relation to the thoroughfare issues raised during consultation.

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 effects on the surrounding amenity values of the school grounds and neighbourhood and if recommended conditions are complied with there is no justifiable reason for withholding planning permission.

The application is therefore considered to be acceptable in accordance with Policy GS5 (Design), Policy T3 (Transport Requirements), Policy T9 (Parking Standards) of the Northamptonshire County Structure Plan (1996 – 2016) and Policy Env 30 (New Development) of the Kettering Borough Council Local Plan (1995)

Date: 3rd March 2008
Signed: [Signature]

On behalf of the Chief Planning Officer

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Claire Goduti  
Business Manager  
Bishop Stopford School  
Headlands  
Kettering  
Northamptonshire  
NN15 6BJ

Dear Ms Goduti

Highfields School Planning Application- Thoroughfare issues

Thank you for your letter of 4 February 2008. We have looked into the issues you have raised in relation to the gateway that is used by a number of your students being blocked during the construction phase of the proposed development at Highfields School, causing major congestion at the front entrance of your school.

While highway safety and traffic is a planning consideration, internal thoroughfare issues are not. We have concluded, that this is not an issue that can hold up the planning process as these congestion issues are not directly related to the application under consideration. I would however like to reiterate that these arrangements are only temporary.

As this is obviously an issue that both schools have not been able to resolve I have referred it to the Education Department. The Education Department are now aware of the communication problem and have offered to intervene if required. Please contact Diane Farrell on (01604) 236343 if you would like to discuss the matter further.

I acknowledge that this could potentially be problematic for your school but health and safety around a construction site is paramount and I am sure you can appreciate it is not possible to allow children to cross such a site.

Yours sincerely

For Chief Planning Officer

Cc Diana Farrell  
Education NCC

Cc Piers Stidson  
LSH

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