Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant  Name and address of agent (if any)
Northamptonshire County Council Sursham Tompkins & Partners
PO Box 128 Cottage Farm
County Hall, Guildhall Road Mears Ashby Road
Northampton Sywell
NN1 1AS Northampton, NN6 0BJ

Part I - Particulars of application

Date of Application Application No.
Received – 13th November 2007 NCC – 08/00022/CCD
Valid – 19th March 2008 KBC – KET/2008/0280

Particulars and location of development

Additional car parking, associated lighting and landscaping at Isebrook School, Eastleigh Road, Kettering, NN15 6PT

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.

   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

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application.

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

Protection of Trees

3. All trees to be retained, as indicated on drawing no. 400/02B, shall be protected from any development, including the storage of earth and materials, by means of appropriate fencing in accordance with the provisions of the British Standard 5837:2005 "Recommendations for Trees in Relation to Construction", or as otherwise may be agreed.

REASON: In the interests of tree protection and visual amenity. RSS Policy 27 (Protecting and Enhancing the Region’s Natural and Cultural Assets.)

Landscaping

4. The scheme outlined in the submitted arboricultural report dated 19th March 2008 shall be implemented in the first available planting season following commencement of the development. Any trees, shrubs or hedges planted in accordance with the approved landscaping 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: In the interests of visual amenity. RSS Policy 30 (Priorities for the Management and Enhancement of the Region’s Landscape.)

Protection of Breeding Birds

5. Operations that involve the destruction and removal of trees and other vegetation shall not be undertaken during the months of March and August inclusive, unless an ecologist report is submitted to demonstrate that breeding birds will not be affected and this has been approved in writing by the County Planning Authority.

REASON: To ensure that breeding birds are not adversely affected. RSS Policy 28 (Priorities for Enhancing the Region’s Biodiversity.)

INFORMATIVE

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

   Application Form (13/11/2007), Site Plan – 4400/01B (19/03/2008), Proposed Sections and Details Plan – 4400/02B (19/03/2008), Design and Access Statement (19/03/2008) and Arboricultural Report (19/03/2008).

REASONS FOR APPROVAL

The proposed additional car parking will provide extra spaces for staff, professional visitors and parents. The additional spaces will be situated on land which is

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unsuitable for building extensions due to its sloping nature and the location of existing trees. The trees will give the benefit of natural screening from neighbouring properties.

It is considered that the proposal is both appropriately sited and sized and complies with saved policies GS5 (Design) and T9 (Parking Standards) of Northamptonshire County Structure Plan (2001) and saved policy 30 of the Kettering Local Plan (1995). The overall parking on the site will remain within the guidelines set out in SPG: Parking (2003). All works relating to the felling and retention of trees fall within the scope of RSS Policies 27 (Protecting and Enhancing the Region’s Natural and Cultural Assets), 28 (Priorities for Enhancing the Region’s Biodiversity) and 30 (Priorities for the Management and Enhancement of the Region’s Landscape.)

Date: 5th May 2008
Signed: [Signature]

For Chief Planning Officer

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