Town and Country Planning Act 1990

APPROVAL OF RESERVED MATTERS

Name and address of applicant               Name and address of agent (if any)
Children & Young Peoples Service           Lambert Smith Hampton
Northamptonshire County Council           Pyramus House
PO Box 128                                 Roman Way
County Hall                                Grange Park
Northampton                               Northampton
NN1 1AS                                    NN4 5EA

Part I - Particulars of application

Date of Application                        Application No.
21st November 2006                         NO/06/1451

Particulars and location of development

New single storey six bed community home with ancillary works at Manning Road, Moulton Leys, Northampton.

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.

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. Drawing Nos. 696/001-P1, 696/002-P1, 696/003-P1,

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.
Materials

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

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 Holidays.

Lighting

5. Prior to the commencement of the development the applicant shall submit a scheme for consideration for approval by the County Planning Authority detailing the arrangements to be made for external lighting to the development. The scheme shall demonstrate how compliance with the requirements of the International Commission of Illumination CIE Report 150 (Guides to the Limitation of the Effects of Obtrusive Light from Outdoor Installations); tables 2.1-2.6 will be achieved. The site is located in Environmental Lighting Zone E3. The lighting scheme approved above shall be installed prior to the occupation of the development and approved hereafter.

Landscaping

6. No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the County Planning Authority and these works shall be carried out as approved. These details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme. Any tree, shrub or hedge planted in accordance with the approved scheme shall be maintained and any plants which within five years of planting 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.

Reasons for Conditions and relevant Development Plan Policies

1. 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.

2. To define the scope of the permission and in the interest of clarity.

3. In the interests of visual amenity and in accordance with policies GS5 (Design) of Northamptonshire County Structure Plan (2001) and E20 of the Northampton

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Borough Council Local Plan (1997).

4. To protect the amenities of nearby occupiers of property from noise and other disturbance and in accordance with policy H20 of the Northampton Borough Council Local Plan (1997).

5. To protect/safeguard the amenities of the locality in accordance with policy H20 of the Northampton Borough Council Local Plan (1997).

6. To ensure that the proposed development does not prejudice the appearance of the locality and in accordance with policy H20 of the Northampton Borough Council Local Plan (1997).

REASONS FOR APPROVAL

It is considered that the new community home is acceptable in its location and will not have an adverse impact on the residential amenity of neighbouring properties by the nature of its design and layout. In addition, it is considered that the level of parking provision still falls within the guidelines set out in the Parking SPG and therefore is not significant to justify a refusal on highway grounds.

The application is therefore considered to be acceptable in accordance with policies GS5 (Design) and T9 (Parking Standards) of Northamptonshire County Structure Plan (2001) and policies E20 (New Development), E40 (Crime and Vandalism), H20 (Impact on Residential Amenity) and L13 (Community Facilities) of Northampton Local Plan (1997)

Date 11th January 2007
Signed ........................................

On behalf of the
Head of Sustainable Development

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