Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant   Name and address of agent (if any)
Northamptonshire County Council Wilson Design
Property Asset Management      178 Bush Hill
PO Box 128                        Northampton
County Hall                      NN3 2PG
Northampton NN1 1AS

Part I - Particulars of application

Date of Application   Application No.
3rd July 2008       08/00059/CCD   KET/2008/0643

Particulars and location of development

Installation of a mobile classroom on land to the rear of The Gate House, Highfield Road, Kettering NN15 6HY

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: 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.
End Date

2. This permission shall be limited to a period of time expiring 6th August 2013. At or before the expiration of this period, the mobile classroom unit shall be removed and the site restored to its former condition.

Protection of Trees

3. All existing trees on the site 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.

Landscaping

4. Within 3 months of the date of this permission a scheme of landscaping incorporating native species shall be submitted to the County Planning Authority which shall make provision for the retention of existing landscaping within the site together with additional, amenity planting. Once approved, the scheme shall be implemented during the first available planting season following the commencement of the development. 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 retain control over the development and in the interests of visual amenity (Northamptonshire County Structure Plan 2001: Saved Policy GS5).

3. In the interests of tree protection and visual amenity (Northamptonshire County Structure Plan 2001: Saved Policy GS5).

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Informative

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For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows: - Application forms and certificates, Planning Supporting Statement, Design and Access Statement, Drawing No.767/01 Revision A (Existing Site Plan), Drawing No.767/04 Revision B (Proposed Site Layout) and Drawing No.767/05 (Proposed Mobile Classroom Elevations).

REASONS FOR APPROVAL

It is considered that the proposed development will not have any significant adverse impact on the amenities of the local area as a result of its proposed location and temporary nature. Furthermore, the size and design of the proposal is also acceptable. No representations have been received following publicity of the proposal both by site notice and neighbour notification letters. The application is therefore considered acceptable having regard to Saved Policy GS5 (Design) of the Northamptonshire County Structure Plan (2001).

Date: 11-8-2008  
Signed: M B Chant

On behalf of the Chief Planning Officer

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