



## Town and Country Planning Act 1990

### PLANNING PERMISSION

#### Name and address of applicant

Studfall Junior School  
Rowlett Road  
Corby  
Northamptonshire  
NN17 2BT

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

Mr Colin Moore  
Lodge Barn  
Lindsey Close  
Woodnewton  
Peterborough  
PE8 5EW

### Part I - Particulars of application

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#### Date of Application

5 March 2018

#### Application No.

**NCC Ref:** 18/00012/CCDFUL

**CBC Ref:** 18/000276/COC

### Particulars and location of development

Construction of a single-storey classroom block at Studfall Junior School, Rowlett Road, Corby, Northamptonshire NN17 2BT

### 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:-

1. Time Limit

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. Written notification of the date of commencement shall be sent to the County Planning Authority within 7 days of such commencement.

Reason: To confirm with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

**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.

## 2. Scope of Permission

Except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the following approved plans:

- Applications Forms dated 19 February 2018;
- Planning Statement dated 19 February 2018;
- Drawing No. 17.02/03A Site & Location Plans;
- 3D massing for illustrative purposes only, Rev B;
- Photographs dated 19 February 2018.

Reason: To specify the approved documents to ensure the development as proposed is permitted and in the interests of amenity protection having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

## 3. Construction Management Plan

Prior to the commencement of any part of the development hereby permitted (including demolition and removal of old classroom), a Construction Management Plan shall be submitted to and approved in writing by the County Planning Authority. The Construction Management Plan shall include and specify the provision to be made for the following:

- Detailed work programme/timetable;
- Site HGV delivery/removal hours to be limited to between 09.30 - 15.00, then 16.00 - 16.45;
- Detailed routing for demolition, excavation, construction and abnormal loads;
- Supply of pre-journey information routing and site restrictions to contractors, deliveries and visitors;
- Detailed plan showing the location of on-site stores and facilities including the site compound, contractor and visitor parking and turning as well as un/loading point, turning and queuing for HGVs;
- Breakdown of number, type, size and weight of vehicles over demolition and construction period;
- Details of debris management including location of wheel wash, programme to control debris spill/tracking onto the highway to also include sheeting/sealing of vehicles and dust management;
- Details of public impact and protection to include road, footway, cycleway and PRow. Details of TROs and road/footway/cycleway/PRow closures and re-routings as well as signage, barriers and remediation;
- Public liaison position, name, contact details and details of public consultation/liaison;
- Route details as required covering culverts, waterways, passing places, tracking of bends/junctions and visibility splays;
- Pre and post works inspection of the highway between points A and B as requested to identify remediation works to be carried out by the

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developer. Inspections are to be carried out in the presence of a member of the Highway Authorities Inspection team. To also include the removal of TROs, temporary signage, barriers and diversions;

- Details of temporary construction accesses and their remediation post project;
- Provision for emergency vehicles;
- Details of how all trees and hedgerows that are to be retained shall be protected from any development, including the storage of earth and materials, by means of appropriate fencing and ground protection, exclusion barriers and warning signs in accordance with the provision of the British Standard BS5837:2012 Trees in Relation to Design, Demolition and Construction;
- Details of a strategy for dealing with the occurrence of breeding birds and other protected species as advised by a qualified ecologist;
- Procedures for dealing with variations, investigation and reporting of unplanned incidents (e.g. pollution or unexpected occurrence of protected species).

The approved Construction Management Plan shall be implemented as approved throughout the construction period.

Reason: In the interests of residential amenity and highway safety regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

#### 4. Hours of Construction

Except as further restricted by condition 5, all construction works shall be confined to the hours of 7.30am to 5.30pm Mondays to Fridays and 8.00am to 1.00pm on Saturdays, with no works on Sundays, Bank or Public Holidays.

Reason: To protect the amenities of neighbouring properties from noise and other disturbance having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

#### 5. Hours of Working - Construction Delivery

Construction vehicles shall not enter or leave the site between the hours of 8.15am to 9.30am and 2.45pm to 3.45pm Mondays to Fridays during term time.

Reason: In the interests of amenity and highway safety having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

#### 6. Highway Safety

All vehicles entering and leaving the site shall be cleansed of mud and other debris to ensure that there is no nuisance dust and no mud or debris deposited on the public highway.

Reason: In the interests of amenity and highway safety having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

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7. Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with those detailed in the application.

Reason: In the interest of the appearance of the school and the visual amenities of the area having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

8. External Lighting

No external lighting shall be erected or installed until a scheme has been submitted in writing and approved by the County Planning Authority. The scheme shall include a layout plan that covers all new proposed external lighting and details the proposed beam orientation and schedule of equipment in the design, including luminaire type, mounting height, aiming angles and luminaire profiles. In addition a lighting contour map shall be submitted along with details of the proposed operating hours for the lighting and how these would be controlled. The approved scheme shall be installed, maintained and operated in accordance with the approved details for the lifetime of the development.

Reason: In the interests of amenity, ecology, site security and sustainability having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

9. Complaints

In the event that any complaints related to the development regarding dust, noise, lighting or other land use planning matters are received by the County Planning Authority from any sensitive receptor, and thereafter notified to the applicant, an assessment of the complaint shall be undertaken by the applicant. A report on the finding, with proposals for removing, reducing or mitigating identified adverse effects resulting from the operation, and a programme for the implementation of remedial measures and works to be undertaken shall be submitted to the County Planning Authority no later than five working days from the receipt of the complaint, unless a later date is otherwise agreed in writing by the County Planning Authority. The approved proposals shall be implemented in accordance with the agreed programme and shall be maintained thereafter.

Reason: In the interests of amenity protection having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

## **POSITIVE AND PROACTIVE MANNER STATEMENT**

In determining this application the Waste Planning Authority has worked positively and proactively with the applicant. The proposals and the content of the application have been assessed against relevant Development Plan policies, the National

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Planning Policy Framework, the National Planning Policy for Waste and the National Planning Policy Guidance. The Waste Planning Authority has identified all material considerations; considered any valid representations received; liaised with consultees to resolve issues; and, progressed towards a timely determination of the application. Issues of concern have been raised with the applicant, through negotiation and acceptable amendments to the proposals. The applicant has been given advance sight of the draft planning conditions. This approach to this application has been taken in accordance with the requirement in the National Planning Policy Framework, as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

## INFORMATIVES

1. 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.
2. 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, Planning Services, One Angel Square, Angel Street, Northampton, NN1 1ED (Tel: 01604 366700) for advice on the appropriate procedure.
3. 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.
4. The applicant's attention is drawn to the comments from the Crime Prevention Design Advisor, Northamptonshire Police:
  - It should be ensured that no climbing aides are present either in terms of building construction (ledges/cills, downpipes etc) or adjacent furniture;
  - All openings should be certified to a minimum of BS PAS24:2016 or equivalent and preferably be third party accredited. The main external communal entrance doorset should have a deadbolt fitted with internal thumb turn operation;
  - All glazing must incorporate one pane of laminated glass successfully tested to BS EN 356:2000 Class P1A (minimum);
  - The new classroom block must be connected to the main school intruder alarm system.

Date 24<sup>th</sup> May 2018

Signed G. P. Watson

For Assistant Director of Environment,  
Planning and Transport

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