



## Town and Country Planning Act 1990

### PLANNING PERMISSION

#### Name and address of applicant

LGSS Property Services (NCC)  
Northamptonshire County Council  
One Angel Square  
Angel Street  
Northampton  
NN1 1ED

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

Mr Carl Scott  
Office EU1  
Science And Innovation Centre  
Bletchley Park  
Milton Keynes  
MK3 6EB

### Part I - Particulars of application

#### Date of Application

11 December 2017

#### Application No.

**NCC Ref:** 17/00062/CCDFUL

**DDC Ref:** DA/2017/1246

#### Particulars and location of development

Single-storey extension to existing school building, plus ancillary internal and external works at West Haddon Endowed Primary School, The Green, West Haddon, Northamptonshire, NN6 7AN.

### 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.

2. Scope of 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.

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:

- Application Forms dated 1 December 2017;
- Planning Statement v1 dated December 2017;
- Design and Access Statement v1 dated November 2017;
- Drawing No. NCC008-001 Rev A Site Location Plan and Block Plan;
- Drawing No. NCC008-002 Existing Plan;
- Drawing No. NCC008-003 Existing Elevations;
- Drawing No. NCC008-004 Rev A Proposed Plan;
- Drawing No. NCC008-005 Proposed Elevations;
- Drawing No. NCC008-006 Proposed Perspectives;
- Drawing No. NCC008-007 Site Constraints Plan;
- Drawing No. 52019 Location of Underground Services and Drains;
- Arboricultural Impact Assessment & Arboricultural Method Statement Ref. 17-1790 v3 dated 28 November 2017
- Bat - Daytime Inspection Report Ref. 17-2139 v2 dated 1 December 2017; and
- Response to Parish Council comments received 19 January 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 S10 of the West Northamptonshire Joint Core Strategy Local Plan (Part One) 2014.

### 3. Construction Management Plan

Prior to the commencement of any part of the development hereby permitted, 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:

- i. Overall strategy for managing environmental impacts and potentially damaging construction activities which may arise during construction;
- ii. Proposals for informing neighbouring properties of the construction programme, including contact details for the site manager on site.
- iii. Measures to control the emission of dust and dirt during construction;
- iv. Measures to control noise emanating from the site during construction;
- v. Temporary fencing or hoarding and details of Flexi-Lite ground protection for Compound 1;
- vi. Methods of site visiting and record keeping, including regular reporting to site managers, the project team, and the County Planning Authority;
- vii. Procedures for dealing with variations, investigation and reporting of unplanned incidents (e.g. pollution or unexpected occurrence of protected species);
- viii. Construction Plant Directional signage (on and off site);
- ix. Details of construction traffic routing;
- x. Provision for emergency vehicles;
- xi. Provision for all site operatives, visitors and construction vehicles

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loading and unloading plant and materials;

xii. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;

xiii. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;

xiv. Storage of plant and materials used in constructing the development; and;

xv. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from construction works including confirmation of any material exports, routing and deposition sites.

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

Reason: In the interests of residential amenity, highway safety, visual amenity, and biodiversity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (Part One) 2014.

#### 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 S10 of the West Northamptonshire Joint Core Strategy Local Plan (Part One) 2014.

#### 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 S10 of the West Northamptonshire Joint Core Strategy Local Plan (Part One) 2014.

#### 6. Construction Access

Prior to the commencement of development a scheme providing details of protection to the utilities on the proposed construction access route shall be submitted to the County Planning Authority for approval in writing. The scheme as approved shall be implemented fully prior to the commencement of development and thereafter maintained for the duration of the construction period.

Reason: In the interests of amenity and highway safety having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (Part One) 2014.

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7. 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 S10 of the West Northamptonshire Joint Core Strategy Local Plan (Part One) 2014.

8. Travel Plan

Within four months of the occupation and use of the development hereby permitted, a School Travel Plan shall be submitted in writing and approved by the County Planning Authority in consultation with the Highway Authority. The approved Travel Plan shall be implemented and subsequently reviewed on an annual basis and updated where appropriate with updates to be submitted to the County Planning Authority for approval in writing.

Reason: To reduce the number of car borne journeys related to the school and to encourage the use of means of transport other than the private car having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (Part One) 2014.

9. 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 S10 of the West Northamptonshire Joint Core Strategy (Part One) 2014.

10. Public Right of Way

Prior to the commencement of works affecting any existing public right of way full details of any enhancement, improvement, diversion or closure shall be submitted to and gain the approval of the County Planning Authority.

Reason: In the interests of amenity and highway safety having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (Part One) 2014.

11. Ecological Enhancement Measures

Prior to occupation of any part of the development hereby permitted, a scheme for the provision of a minimum of two bat boxes (for example Schwegler 2FF) to be incorporated into the development shall be submitted for approval in writing by the County Planning Authority. The scheme shall be implemented in full within one month of approval in writing and thereafter

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maintained.

12. Prior to occupation of any part of the development hereby permitted, details of a landscaping scheme including the use of native plant species to replace the failed hedgerow on the northern side of the nursery building shall be submitted to and approved in writing by the County Planning Authority. The landscaping scheme as agreed shall be implemented within the first available planting season following the completion of the development hereby permitted.

Reason for conditions 11 and 12: To make appropriate provision for the management of natural habitat relating to the approved development in the interests of biodiversity and having regard to Policy BN2 of the West Northamptonshire Joint Core Strategy (2014).

13. Arboricultural Report

Except as otherwise required by conditions attached to this planning permission the development shall be undertaken in accordance with the submitted Arboricultural Impact Assessment & Arboricultural Method Statement Ref. 17-1790 v3 dated 28 November 2017 as amended by the Agents email of 17 January 2018. A Statement of Undertaking must be signed by the Contract Project Manager.

Reason: To ensure that retained trees, shrubs and hedgerows are protected from damage in the interests of visual amenity and biodiversity having regard to Policy BN2 of the West Northamptonshire Joint Core Strategy (2014).

14. Site Supervision

No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the County Planning Authority. The scheme shall be appropriate to the scale and duration of the development hereby permitted and shall include details of:

- a. An induction and personnel awareness of arboricultural matters;
- b. Identification of individual responsibilities and key personnel;
- c. Timing and methods of site visiting and record keeping.

The development shall be implemented in accordance with the approved scheme.

Reason: To ensure that retained trees are protected from damage in the interests of visual amenity having regard to Policy BN2 of the West Northamptonshire Joint Core Strategy (2014).

15. 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

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scheme shall include a layout plan that covers all new proposed external lighting and existing 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 S10 of the West Northamptonshire Joint Core Strategy Local Plan (Part One) 2014.

#### 16. 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 S10 of the West Northamptonshire Joint Core Strategy Local Plan (Part One) 2014.

#### **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 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.

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## 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. With respect to construction works to be carried out in close proximity to and using Public Rights of Way as access, please note the following standard requirements:

- No works affecting an existing public right of way may commence without the express written permission of the Highway Authority's Rights of Way team.
- The routes must be kept clear, unobstructed, safe for users, and no structures or material placed on the right of way at all times, it is an offence to obstruct the highway under Section 137 HA 1980.
- There must be no interference or damage to the surface of the right of way as a result of the construction. Any damage to the surface of the path must be made good by the applicant, specifications for any repair or surfacing work must be approved by the Highway Authority under Section 131 HA 1980.
- If as a result of the development, the Right of Way needs to be closed, a Temporary Traffic Regulation Order would become necessary. An application form for such an order is available from Northamptonshire County Council website, a fee is payable for this service and a period of six weeks' notice is required. Please contact the Highway Authority at [defmap@kierwsp.co.uk](mailto:defmap@kierwsp.co.uk)

[www.northamptonshire.gov.uk/en/councilservices/transport/row/legal/pages/temptros.aspx](http://www.northamptonshire.gov.uk/en/councilservices/transport/row/legal/pages/temptros.aspx)

- Any new path furniture (e.g. gates preferred over stile) needs to be approved in advance with the Access Development Officer. Standard examples can be provided.
- Do not rely on the position of features on site for an accurate position of the public rights of way. This must be taken only from the Definitive Map and Statement 2016.

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5. The applicant's attention is drawn to the comments from the Crime Prevention Design Adviser, Northamptonshire Police, who recommends the school alarm system is extended to cover all of the new build with a mix of door contacts and PIR sensors. Furthermore, the new doors and ground floor windows should meet a secure standard such as LPS 1175 SR2 or BS PAS24:2012 with one pane of laminate glass. Any such products should be third party accredited.

Date 6<sup>th</sup> March 2018

Signed G. P. Watson

For Assistant Director of Environment,  
Planning and Transport

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