Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
Northamptonshire County Council
Southfield School For Girls
Lewis Road
Kettering
NN15 6HE

Name and address of agent (if any)
Mr Christian Smith
ICOn Innovation Centre
Eastern Way
Daventry
Northamptonshire
NN11 0QB

Part I - Particulars of application

Date of Application
4 June 2018

Application No.
NCC Ref: 18/00025/CCDFUL
KBC Ref: KET/2018/0526

Particulars and location of development
Installation of temporary mobile classroom at Southfield School For Girls, Lewis Road, Kettering, Northamptonshire, NN15 6HE.

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:-

Duration and Cessation

1. This permission shall be limited to a period of time expiring 31 August 2023. The mobile classroom unit and associated access ramps shall be removed no later than this date, or an earlier date if no longer required for the purposes for which they were installed, and the site shall be restored to its former condition within a further 28 days.

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.
Reason: To ensure the temporary nature of the permitted use and in the interests of visual amenity having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

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 following approved documents and plans:

- Application forms dated 22 May 2018;
- Planning Statement dated 22 May 2018;
- Statement of Planning Need;
- Drawing No. K0077A dated April 2018 Site Plan;
- Mobile Classroom Elevations; and
- Mobile Classroom Floor Plan.

Reason: For the avoidance of doubt and in the interests of amenity having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

Hours of Construction

3. All construction works shall be confined to the hours of 8.00am to 6.00pm Mondays to Fridays with no works on Saturdays, Sundays, Bank or Public Holidays. During school term construction traffic or deliveries shall not be permitted to enter or leave the site between 08.15am to 09.00am and 2.45pm and 3.45pm.

Reason: To protect the amenities of neighbouring properties from noise and other disturbance having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

Highway Safety

4. All construction 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 highway safety having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

Travel Plan

5. Within 3 months of the occupation and use of the development, a travel plan shall be submitted for approval in writing 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.

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Reason: To reduce the number of car bourne journeys related to the development and to encourage the use of means of transport other than the private car having regard to the NPPF and Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

Trees

6. All trees, hedgerows and shrubs to be retained shall be protected from any development, including site clearance and the storage of earth and materials, by means of appropriate fencing/protection in accordance with the provision of the BS5837:2012. The fencing/protection shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced/protected area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the County Planning Authority.

Reason: In the interests of amenity protection, landscape character and biodiversity having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

External Lighting

7. 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 detail 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 Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

Complaints

8. In the event that complaints regarding dust, noise, lighting or other land use planning matters are received in connection with the development by the County Planning Authority from any sensitive receptor, and thereafter notified to the occupier, an assessment of the complaint shall be undertaken by the occupier. A report on the findings, 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

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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 Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

**POSITIVE AND PROACTIVE MANNER STATEMENT**

In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken in accordance with the requirement in the NPPF, 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 occupiers of potentially 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, Floor 3, County Hall, Guildhall Road, Northampton, NN1 1AX (Tel. 01604 366130) 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:
   - Glazing - suggest one pane is laminated and one toughened.
   - Intruder Alarm System - suggest an alarm that is monitored, linked into the alarm system and that complies with the Association of Chief Police Officers directives and BSdd:243.
   - Mark assets - suggest an overt marking system with either permanent stickers or etching solution as these types of marking make it very difficult for offenders to sell on plus they can more easily charged with possession of stolen goods if property is easily identified.
   - Valuables - it is preferable that all valuable equipment is not left in a mobile classroom, but should the need arise a traditional safe or cage that is fixed into the base should be available.

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• No access should be gained under the classroom.
• Doors - should have multi-point locking and the lock should comply with BS 3621 (emergency escape should be possible) plus the door should be as thick as the building fabric will allow and solid core.
• Windows - should have multi-point locking and window restrictors fitted.

Date: 31st August 2018
Signed: [Signature]

For Assistant Director of Environment and Planning

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