Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant  
Brooke Weston Trust  
Coombe Road  
Corby  
Northants  
NN18 8LA

Name and address of agent (if any)  
Mr Richard Terry Pick Everard  
Charles Street  
Leicester  
Leicestershire  
United Kingdom  
LE1 1HA

Part I - Particulars of application

Date of Application  
15 February 2019

Application No.  
NCC Ref: 19/00008/CCDFUL  
KBC Ref: KET/2019/0121/NCC

Particulars and location of development
Construction of a new teaching block for Kettering Science Academy with associated external alterations to existing hard and soft landscaping at Kettering Science Academy, Deeble Road, Kettering, Northamptonshire, NN15 7AA.

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:-

Conditions and Reasons

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

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

Reason: 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.

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 12 February 2019;
- Planning Statement ref WAB/JAG/5183;
- Design and Access Statement Rev 01 dated 11 February 2019;
- Drawing No. 32440_T Topographical Survey;
- Drawing No. BRO046-PEV-00-ZZ-DR-A-9000-P02 Location Plan;
- Drawing No. BRO046-PEV-00-ZZ-DR-A-9001-P02 Existing Site Plan;
- Drawing No. BRO046-PEV-00-ZZ-DR-A-9002-P02 Proposed Site Plan;
- Drawing No. BRO046-PEV-01-00-DR-A-9010-P02 General Arrangement Plan Ground Floor;
- Drawing No. BRO046-PEV-01-01-DR-A-9011-P02 General Arrangement Plan First Floor;
- Drawing No. BRO046-PEV-01-02-DR-A-9012-P02 General Arrangement Plan Second Floor;
- Drawing No. BRO046-PEV-01-RF-DR-A-9013-P02 General Arrangement Plan Roof Plan;
- Drawing No. BRO046-PEV-01-EL-DR-A-9014-P02 Proposed Elevations;
- Drawing No. BRO046-PEV-01-SX-DR-A-9015-P02 Proposed Sections;
- Drawing No. BRO046-PEV-XX-ZZ-DR-C-0500-P01 Proposed Foul Drainage Layout;
- Drawing No. BRO046-PEV-XX-ZZ-DR-C-0500-P01 Proposed Surface Water Drainage Layout;
- Drawing No. E190009/1 Technical Data Roof Plant;
- Environmental Noise Assessment ref 131747 – AC – 1v1, prepared by Stroma Built Environment;
- Arboricultural Assessment dated January 2019, prepared by FPCR Environment and Design Ltd;
- Phase II Geo-Environmental Assessment Report dated January 2019, prepared by HSP Consulting Engineers Ltd;
- Phase II Geo-Environmental Assessment Report dated March 2019, prepared by HSP Consulting Engineers Ltd;
- Energy Strategy Report dated 8 February 2019, prepared by Couch Perry Wilkes;
- Archaeological Desk-Based Assessment dated January 2019, prepared by Network Archaeology;
- External Lighting Statement dated 14 February 2019, prepared by Couch Perry Wilkes;

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Transport Statement dated 11 February 2019, prepared by HSP Consulting;
Post Application Transport Technical Note for Kettering Science Academy dated 16 April 2019, prepared by HSP Consulting;
Revised Car Park Site Plan Showing Parking and Cycle Shelter Proposals received 29 April 2019, prepared by HSP Consulting;
Draft Travel Plan No. 03 dated 20 January 2019;
Civil Engineering – Planning Design Statement Issue Number 03 dated 22 March 2019, prepared by Pick Everard;
Fire Safety Strategy Report Issue 1 dated February 2019, prepared by Trenton Fire; and
Preliminary Ecological Appraisal dated 23 January 2019, prepared by Peak Ecology Ltd.

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

Construction Traffic Management Plan

3. Prior to the commencement of any part of the development hereby permitted, a Construction Traffic Management Plan shall be submitted to the County Planning Authority for approval in writing. The Construction Traffic Management Plan shall include and specify the provision to be made for the following:

i. Detailed work programme/timetable;
ii. Site HGV delivery/removal hours to be limited to between 07:30 to 08:30 and then 10:00 to 16:00;
iii. Detailed routeing for demolition, excavation, construction and abnormal loads;
iv. Supply of pre-journey information on routeing and site restriction to contractors, deliveries and visitors;
v. 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;
vi. Breakdown of number, type, size and weight of vehicles over demolition and construction period;
vii. 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;
viii. If required, details of public impact and protection to roads, footways, cycleways and Public Right of Ways including details of Traffic Regulation Orders and road/footway/cycleway/PRoW closures and re-routings as well as signage, barriers and remediation;
ix. Public liaison position, name, contact details and details of public consultation/ liaison;
x. Route details as required covering culverts, waterways, passing places, tracking of bends/junctions and visibility splays;
x. 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 developer. Inspections are to be carried out in the presence of a

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member of the Highway Authorities Inspection Team. To also include
the removal of Traffic Regulation Orders, temporary signage, barriers
and diversions;
xii. Details of temporary construction accesses and their remediation post
project; and
xiii. Provision for emergency vehicles.

The approved Construction Traffic Management Plan shall be adhered to
throughout the construction period and the approved measures shall be
retained for the duration of the construction works unless otherwise approved
in writing by the County Planning Authority.

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

Hours of Construction

4. 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).

Hours of Working – Construction Traffic/Deliveries

5. Construction traffic or vehicles shall only be permitted to enter or leave the
site between the hours of 07:30 to 08:30 and then 10:00 to 16:00 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).

Highway Safety

6. 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).

Car and Cycle Parking

7. The approved changes to the existing car park (allocate additional spaces for
visitors and signage to direct vehicles to use the car park aisles for circulation
and queuing at peak times) and cycle parking (cover existing secure cycle
compound), as shown on the Revised Car Park Site Plan Showing Parking
and Cycle Shelter Proposals received 29 April 2019, prepared by HSP
Consulting, shall be fully implemented prior to the bringing into operational
use of the development hereby permitted and maintained thereafter.

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under the Building Regulations for which separate permission may be required. The
requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability
should also be adhered to wherever appropriate.
Travel Plan

8. Prior to the occupation and use of the development hereby permitted, a revised travel plan including a car park management 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.

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

Cycling Provision

9. The number of cycle spaces provided shall be reviewed annually alongside the school travel plan (condition 8) and additional covered spaces shall be provided if the results of the annual review demonstrate that there are insufficient numbers of covered cycle spaces to meet peak demand.

Reason: To encourage staff and students to cycle and ensure that an appropriate number of cycle spaces are provided in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

Contaminated Land

10. The development shall not be occupied unless either:

   a) Reinforced concrete cast in situ floor slab (suspended, non-suspended or raft) with at least 1200g DPM and underfloor venting; or
   b) Beam and block or pre-case concrete and 2000g DPM/reinforced gas membrane and underfloor venting

are first installed with all joints and penetrations sealed so that the gas protection measures shall meet the requirements of CIRIA Report C665 (Assessing risks posed by hazardous ground gases to buildings, London, 2007).

Reason: To ensure that risks from former landfill/land contamination to the future users of the land and neighbouring land are minimised and safeguard the development from pollution in accordance with local policy and having particular regard to paragraph 179 of the NPPF.

11. Following completion of gas protection measures and prior to occupation, a verification report which demonstrates that the measures were effectively carried out shall be produced and subject to the approval in writing of the County Planning Authority.

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12. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the County Planning Authority for a remediation strategy detailing how this contamination shall be dealt with.

Reason: To ensure that risks from land contamination are minimised and to ensure that the development can be carried out safely without unacceptable risks to human health and the environment having regard to Policy 6 and 8 of the North Northamptonshire Joint Core Strategy (2016).

Surface Water Drainage

13. Prior to occupation of the development hereby permitted the Verification Report for the installed surface water drainage system for the site based on the submitted Planning Design Statement Issue Number 03 dated 22 March 2019, prepared by Pick Everard, shall be submitted in writing by a suitably qualified independent drainage engineer and approved by the County Planning Authority.

Reason: To prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site having regard to Policy 5 of the North Northamptonshire Joint Core Strategy (2016).

Landscaping

14. Within 3 months of the date of this permission, a detailed scheme of landscaping in accordance with the recommendations made in paragraph 4.4 of the Preliminary Ecological Appraisal prepared by Peak Ecology Ltd dated 23 January 2019 and paragraphs 4.5 to 4.12 of the Arboricultural Assessment dated January 2019 prepared by FPCR Environment and Design Ltd including bird and bat boxes, replacement native planting and extend/thicken the hedgerow to the north of the site along Deeble Road shall be submitted to the County Planning Authority in writing. Once approved, the scheme shall be implemented in accordance with the approved details and maintained thereafter in accordance with condition 14 of this permission.

Reason: To ensure that the development is adequately landscaped and in the interests of its visual amenity and biodiversity having regard to Policies 4 and 8 of the North Northamptonshire Joint Core Strategy (2016).

15. Trees, shrubs and hedges planted in accordance with the approved scheme shall be maintained and any plants which die, are removed or become seriously damaged or diseased within five years of planting 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.

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Reason: 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.

Breeding Birds

16. Operations that involve the destruction and removal of buildings, trees, shrubs, hedgerow and other vegetation shall not be undertaken during the months of March to August inclusive, unless an ecologist report is submitted to demonstrate that breeding birds and other protected species will not be affected and this has been submitted to and approved in writing by the County Planning Authority.

Reason: To ensure that the development is adequately landscaped and in the interests of its visual amenity and biodiversity having regard to Policies 4 and 8 of the North Northamptonshire Joint Core Strategy (2016).

External Lighting

17. 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 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 biodiversity having regard to Policies 4 and 8 of the North Northamptonshire Joint Core Strategy (2016).

Arboricultural Report

18. The proposed development shall be undertaken in compliance with the recommendations as detailed in the submitted Arboricultural Assessment dated January 2019 prepared by FPCR Environment and Design Ltd including the pre-commencement site meeting and shall be implemented in accordance with these details.

Reason: To ensure that retained trees, shrubs and hedgerows are protected from damage in the interests of visual amenity and biodiversity, having regard to Policies 4 and 8 of the North Northamptonshire Joint Core Strategy (2016).

Complaints

19. 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).

Materials

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

Reason: To ensure that the proposed development is in keeping with the existing school and does not prejudice the appearance of the locality in accordance with Policy 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 and agreeing the draft planning conditions with the applicant 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 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.

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4. For compliance with condition 3, the applicant should submit the full, non-verbose or repetitive Construction Traffic Management Plan (not Construction Management Plan, Construction Environmental Management Plan or phasing plan) using the template previously supplied by the Highway Authority.

5. For compliance with condition 11, evidence of the installation of effective gas protection measures should include photos, receipts, builders’ letters etc to accompany the verification statement.

6. The applicant’s attention is drawn to the comments from the Crime Prevention Design Advisor, Northamptonshire Police:

   - All external doors including emergency escape doors should comply with the Loss Prevention Certification Board (LPCB) security standard LPS1175 SR 2 or 3 and doors manufactured in accordance with the standard must be installed.
   - All Glazing below 1.8m should be provided with one pane of security grade glazing of P2A standard as minimum requirement.
   - Access control into the building should be linked into the main building.
   - All the building must have an intruder alarm system installed in compliance with NPCC security systems policy. This ensures that the technical aspects of the alarm specification will result in a police response to a confirmed activation on site. Also suggest an internal alarm that can be zoned. This will allow areas that are not being used to be shut down and protected. While allowing other areas to be used.

7. The applicant is advised that “commencement of development” is the date on which any material operation (as defined in Section 56 (4) of the Act) forming part of the development begins to be carried out other than operations consisting of:

   - Site clearance
   - Demolition work
   - Archaeological investigations
   - Investigations for the purposes of assessing ground conditions
   - Remedial works in respect of any contamination or adverse ground conditions
   - Diversion and laying services
   - Erection of any temporary means of enclosure
   - The temporary display of site notices or advertisement.

Date 03/05/2019
Signed

For Assistant Director of Environment and Planning

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