Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant  Name and address of agent (if any)
NCC (Property Asset Management) CC Town Planning
One Angel Square Northampton Science Park
4 Angel Street Kings Park Road
Northampton Northampton
NN1 1ED NN3 6LG

Part I - Particulars of application

Date of Application  Application No.
26th July 2018 NCC Ref: 18/00036/CCDCOU

NBC Ref: N/2018/1265

Particulars and location of development

Partial Change of Use from multiple classes C3 (Dwellinghouses), D2 (Assembly and leisure), and A3 (Restaurants and cafés), to D1 (non-residential institutions) to allow for educational use at Northampton International Academy, 55 Barrack Road, Northampton, NN1 1AA

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:-

Commencement and Compliance

1. The development to which this 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 comply with 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.
Duration and Cessation

2. The use hereby permitted shall be limited to a period of TEN YEARS on the date of commencement as notified under condition 1 at which point it shall revert back to its previously permitted use.

Reason: To ensure the temporary nature of the permitted use having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Scope of Permission

3. Unless otherwise agreed in writing by the Planning Authority and 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:

Planning Documents

- Application Forms dated 26 July 2018
- Planning Statement prepared by CC Town Planning dated July 2018
- Covering Letter from CC Town Planning dated 26 July 2018

Drawings

- Drawing No. BK-105 A
- Drawing No. BK-162 P02
- Drawing No. BK-163 P02
- Drawing No. BK-164 P02
- Drawing No. BK-165 P02
- Drawing No. BK-172 P03
- Drawing No. BK-173 P03
- Drawing No. BK-174 P03
- Drawing No. BK-175 P03

Reason: To define the scope of the permission and in the interest of clarity.

Travel Plan

4. Within 3 months of the occupation and use of the development, the existing School Travel Plan shall be reviewed and updated and submitted to the County Planning Authority for its approval in writing. The travel plan as approved shall thereafter be implemented and should be reviewed on an annual basis and updated where appropriate.

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 Policies C2 and S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

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Car Park Management Plan

5. Within 3 months of the occupation and use of the development, a revised Car Parking Management Plan shall be submitted to, and approved in writing by, the Planning Authority. The plan should be cross-referenced to the relevant sections of the development Travel Plan and include, but not be limited to:

a. On site car parking management proposals including:

   i. Allocation of staff car parking permits to manage on site staff demands and prevent unnecessary circulation of vehicles looking for spaces.
   ii. Manned car parking management during peak periods.
   iii. Monitoring and enforcement of the use of designated drop off areas in the main car park (including appropriate spot surveys to determine the split of use between the nursery, primary and secondary school elements of the development).

b. Off-site car parking management proposals including:

   i. Investigating subsidised off-site parking.
   ii. Monitoring parking on the residential roads surrounding the proposed development site.
   iii. Monitoring how school bus access to and from the site will be managed, including how any off-site parking of buses and the movement of pupils between the off-site stops and the school will be dealt with.
   iv. Measures to minimise off-site drop off including monitoring and enforcement.

c. The Car Parking Management Plan should include allowance for (including appropriate finance) annual parking surveys for the first 5 years from occupation of the site. The results of these surveys shall be incorporated into the Annual Travel Plan monitoring reports, with the first survey to be undertaken within 3 months of first occupation.

The on-site car parking management arrangements approved under the Car Parking Management Plan shall be maintained throughout the life of the development.

Reason: In the interests of protecting local residential amenity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Positive and Proactive 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

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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.

Date: 14th November 2018

Signed: ____________________________

For Assistant Director of Environment, Planning and Transport

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