



## Town and Country Planning Act 1990

### PLANNING PERMISSION

#### Name and address of applicant

Mr Steve Bannister  
Croyland Primary School  
Croyland Road  
Wellingborough  
NN8 2AX

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

Mr Mark Croxen  
Sursham Tompkins & Partners  
Cottage Farm  
Sywell  
Northampton  
NN6 0BJ

### Part I - Particulars of application

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#### Date of Application

16<sup>th</sup> April 2014

#### Application No.

NCC: 14/00028/CCDFUL

WBC: WP/14/00301/CRA

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### Particulars and location of development

Proposed multi-use sports area to existing school playing field at Croyland Primary School, Croyland Road, Wellingborough NN8 2AX

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### 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:-

#### 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 permission. Written notification of the date of commencement shall be sent to the County 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.

**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.

## 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 plans:

- (a) Application Form dated 16<sup>th</sup> April 2014
- (b) Design and Access Statement and Planning Statement dated 16<sup>th</sup> April 2014
- (c) Drawing No. 6345 01 Scheme as Proposed
- (d) Drawing No. 6345 02 OS and Site Plans

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 13 of the North Northamptonshire Core Spatial Strategy (2008).

## Protection of Existing Trees and Hedgerow

3. No development shall take place, nor equipment, machinery or materials shall be brought on to the site for the purpose of development, until an Arboricultural Method Statement for the protection of trees, shrubs and hedgerows to be retained within the vicinity of the development has been submitted to and approved in writing by the County Planning Authority. The Arboricultural Method Statement shall be prepared in accordance with the guidelines contained in BS5837:2012 (Trees in relation to design, demolition and construction). The protection measures shall be appropriate to the scale and duration of the development hereby permitted and shall include:

- (a) A Tree Protection Plan that clearly shows any trees in the vicinity of the development that are to be retained, including the location of protective measures proposed around any Root Protection Area, Construction Exclusion Zone and/or Ground Protection Zones;
- (b) Details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area of any retained tree, including those on neighbouring or nearby ground;
- (c) A schedule of tree works for all the retained trees specifying pruning and other remedial or preventative work; and
- (d) Details of development supervision by a suitable competent and experienced person including timing and methods of site visiting, record keeping and provision of written records and monitoring, to the County Planning Authority.

The fencing shall be erected in accordance with the approved details before vegetation is removed and 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 and bank has been re-graded. Nothing shall be stored or placed within any fenced 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.

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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 13 of the North Northamptonshire Core Spatial Strategy (2008).

### **Hours of Construction**

4. Except as further restricted by condition 5, 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.

Reason: To protect the amenities of neighbouring properties from noise and other disturbance having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

### **Hours of Working – Construction Delivery**

5. 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 13 of the North Northamptonshire Core Spatial Strategy (2008).

### **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 13 of the North Northamptonshire Core Spatial Strategy (2008).

### **Highway and Access**

7. All vehicular access and egress to and from the site shall be from the main school access off Croyland Road. No other access shall be used by vehicles entering or exiting the site.

Reason: In the interests of amenity and highway safety having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

### **External Lighting**

8. 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.

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Reason: In the interests of amenity, ecology, site security and sustainability having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

### **Spoil Disposal/Landscaping**

9. No development shall take place until details of spoil disposal proposed at the site, including the location, heights, planting (including details of the location, numbers, types and species of trees and shrubs proposed) and maintenance, have been submitted to and approved in writing by the County Planning Authority. The development shall be implemented in accordance with the approved details with planting taking place in the first planting season following completion of the building works. All plants shall be appropriately maintained for a period of 5 years following planting and retained for the life of the facility. Any plants which die or become diseased within the five year period shall be replaced in the following planting season.

Reason: To protect the amenities of the local residents having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

### **INFORMATIVE**

1. With regard to surface water management, the Environment Agency refer the applicant to their standing advice on development and flood risk as the operational development/increase in impermeable area is less than one hectare within Flood Zone 1.

### **REASONS FOR APPROVAL**

It is considered that the proposed new multi-use games area would not have a significant adverse impact upon residential amenity in terms of traffic, highway safety and amenity issues which would justify refusal of the planning application. Issues relating to tree protection can be dealt with by the imposition of planning conditions. The proposal will represent a valued investment in local education services which is considered to be a sustainable development approach and of benefit to the local community. The applicant has adequately justified the need for this development in delivering and retaining an enhanced all year round sports and recreational facility for the existing school. The location, size and design of the proposed hardstanding is considered to be acceptable and the proposal is considered to be acceptable having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008) and Saved Policies L5 and G19 of Wellingborough Local Plan (1999, including Alteration 2004). It is therefore recommended that planning permission be granted subject to the conditions above.

### **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 problems arising in relation to dealing with the planning application by liaising with

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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) (Amendment No.2) Order 2012.

Date.....28-7-2014.....

Signed .....M.B. Chant.....

For Assistant Director of Environment and  
Planning

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1. *If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or the grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/08a Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements (a), to the provisions of the development order, and to any direction given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.*
2. *If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.*
3. *In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.*
  - (a) *The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.*
4. *Guidance on using the Planning Portal's online appeals service, see leaflet PCS4 available at*  
[http://www.planningportal.gov.uk/PpWeb/jsp/redirect.jsp?url=http%3A//www.planningportal.gov.uk/uploads/pins/pcs\\_a5\\_leaflet.pdf](http://www.planningportal.gov.uk/PpWeb/jsp/redirect.jsp?url=http%3A//www.planningportal.gov.uk/uploads/pins/pcs_a5_leaflet.pdf)

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