



## Town and Country Planning Act 1990

### PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
Little Harrowden Primary School School Lane Little Harrowden Wellingborough Northamptonshire NN9 5BN	David Brown 20A Allens Hill Bozeat Northamptonshire NN29 7LW

#### Part I - Particulars of application

Date of Application	Application No.
6 August 2014	<b>NCC Ref:</b> 14/00060/CCDFUL <b>WBC Ref:</b> WP/14/00538/EXT

#### Particulars and location of development

Extension at the rear of the school to provide an additional classroom, with minor remodelling of existing internal arrangements at Little Harrowden Primary School, School Lane, Little Harrowden, Wellingborough, Northamptonshire, NN9 5BN.

#### 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. Commencement

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 seven 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.

## 2. **Scope of Permission**

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:

- Planning Application Forms dated 28 July 2014
- Supporting Statement reference 14.790.301 Rev C, dated 1 August 2014
- Location and Block Plans reference P.14.790.101 Rev C, dated 1 August 2014
- Existing and Proposed Plans reference P.14.790.102 Rev B, dated 18 July 2014
- Existing and Proposed Elevations reference P.14.790.103 Rev C, dated 26 July 2014

Reason: To specify the approved documents and plans in the interests of amenity and the environment having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

## 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 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 and vibration during construction;
- v. Detail of construction vehicle routeing, including signage;
- vi. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;
- vii. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
- viii. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- ix. Storage of plant and materials used in constructing the development; and
- x. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from construction works.

The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

Reason: In the interests of highway safety and amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

**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.

#### 4. **Hours of Working – 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 13 of the North Northamptonshire Core Spatial Strategy (2008).

#### 5. **Hours of Working - Construction Deliveries**

Construction vehicles shall not enter or leave the site outside the hours specified in condition 4 or 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).

#### 6. **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 13 of the North Northamptonshire Core Spatial Strategy (2008).

#### 7. **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 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 in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

#### 8. **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.

**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 satisfactory access and avoid any adverse impacts on the highway network and highway safety having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

## 9. Tree Protection

No excavations below existing levels shall take place within Root Protection Areas (as defined by BS5837:2012, or subsequent edition) of retained trees unless an Arboricultural Method Statement is submitted in writing and approved by the County Planning Authority. The Arboricultural Method Statement shall be prepared in accordance with the guidelines contained in BS5837:2012. The protection measures shall be appropriate to the scale and duration of the development hereby permitted and shall include:

- i. A Tree Protection Plan showing the location of protective measures proposed around any Root Protection Area, Construction Exclusion Zone and/or Ground Protection Zones;
- ii. Details of development supervision by a suitably qualified, competent and experienced person; and
- iii. Timing and methods of site visiting and record keeping and provision of monitoring to the County Planning Authority.

The approved Arboricultural Method Statement shall be implemented as approved throughout the construction period.

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

## 10. Complaints

In the event that complaints 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 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 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 13 of the North Northamptonshire Core Spatial Strategy (2008).

## REASONS FOR APPROVAL

It is proposed to build a new classroom at Little Harrowden Primary School to facilitate improvements to wrap around care facilities in the existing school. The proposed infill extension is located within the existing building envelope and is well

**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.

separated from sensitive receptors. Concerns around traffic and amenity impacts have been raised by a neighbour but ignore that there are no proposals under this application to increase pupil numbers. The potential short term amenity and traffic impacts are considered acceptable and the proposals are in general accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy and paragraph 72 of the National Planning Policy Framework. It is therefore recommended that planning permission be granted for the proposed development.

## 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 by assessing the proposals against relevant Development Plan policies, all material considerations and consultation responses. This approach has been in accordance with the requirement set out in the National Planning Policy Framework, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

## INFORMATIVES

1. The school is reminded of their obligation to review the School Travel Plan annually.
2. The applicant's attention is drawn to the protection given to breeding birds under the Wildlife and Countryside Act 1981. To avoid contravening the relevant provisions of the Act it would be advisable to avoid carrying out any work that might damage an active nest during the bird breeding season (March to September inclusive) or to ensure that an appropriate inspection is undertaken by a competent person to ensure that no breeding birds will be adversely affected.
3. If you alter your proposals in any way, even if 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 Service, Floor 3, Guildhall Road Block, County Hall, Northampton, NN1 1DN (Tel. 01604 366130) for advice on the appropriate procedure.
4. 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 Buildings Regulations for which a separate application should be made.

Date 15<sup>th</sup> September 2014 Signed G.P. Watson

For Assistant Director of Environment and  
Planning

**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.

