



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

Name and address of agent (if any)

NCC Property Services
John Dryden House
8 - 10 The Lakes
Bedford Road
Northampton
NN4 7DA

Part I - Particulars of application

Date of Application

Application No.

27 February 2015

NCC Ref: 14/00069/CCDFUL

DDC Ref: DA/2015/0175

Particulars and location of development

Installation of a double mobile classroom at
Walgrave County Primary School, Kettering Road, Walgrave, Northampton,
Northamptonshire, NN6 9PH, .

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. Time Limit

The use of the temporary classroom hereby permitted shall cease on the 30th April 2020 and within 3 months of that date the unit shall be removed from site and the land shall be reinstated to playing field use.

Reason: In the interests of visual amenity.

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 plans:

- Application Forms dated 22nd August 2014;
- Design and Access Statement dated February 2015;
- Statement of Need for Walgrave Primary School;
- Arboricultural Report Ref. 14-2255/3693/07 V4 dated February 2015;
- Drawing No. D0271A Site Plan;
- Drawing No. 10/CL5 Double classroom layout with stores and toilets; and
- Drawing No. 3693/07/D14-2972 v2 Mitigation Planting Scheme.

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 S10 of the West Northamptonshire Joint Core Strategy (2014).

3. **Arboricultural Method Statement**

No development shall take place, nor equipment, machinery or materials shall be brought on to the site for the purpose of development, until a final Arboricultural Method Statement (finalising the Draft Arboricultural Method Statement already submitted) 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. 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 that are to be removed as well as those trees in the vicinity of the development that are to be retained, including the location of protection measures proposed around any Root Protection Area, Construction Exclusion Zone and/or Ground Protection Zones;
- (b) A schedule of tree works for all the retained trees shown on the tree protection plan specifying pruning and other remedial or preventative work;
- (c) Details of development supervision by a suitably qualified, competent and experienced person; and
- (d) Timing and methods of site visiting and record keeping and provision of monitoring to the Arboricultural Clerk of Works and the County Planning Authority.

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

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 S10 of the West Northamptonshire Joint Core Strategy (2014).

4. **Protection of Breeding Birds**

Breeding birds shall be protected in accordance with the approach detailed in

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the submitted letter dated 15 April 2015 from Lockhart Garratt. Operations that involve the destruction and removal of trees, hedgerows and shrubs should not be undertaken during the months of March to August inclusive, unless in accordance with the approach in this letter.

Reason: To ensure that breeding birds are not adversely affected by the development having regard to the Wildlife and Countryside Act 1981 (as amended).

5. **Replacement Planting**

The approved Mitigation Planting Scheme Ref. 3693/07/D14-2972 v2 shall be implemented within the first available planting season following installation of the development hereby permitted in accordance with the approved details and maintained thereafter in accordance with condition 6 of this permission.

Reason: To ensure the enhancement of the site and to safeguard the visual amenities of the vicinity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

6. **Landscape Maintenance**

Trees, shrubs and hedges planted in accordance with the approved mitigation planting scheme (condition 5) 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 with the County Planning Authority.

Reason: To ensure the enhancement of the site and to safeguard the visual amenities of the vicinity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

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 S10 of the West Northamptonshire Joint Core Strategy (2014).

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8. Complaints

In the event that complaints regarding dust, noise, lighting or other land use planning matters related to construction activities are received by the County Planning Authority related to construction activities 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 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 S10 of the West Northamptonshire Joint Core Strategy (2014).

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) (Amendment No.2) Order 2012.

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, Floor 3, County Hall, Guildhall Road, Northampton, NN1 1AX (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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Date 24th April 2015

Signed 

For Assistant Director of Environment and
Planning

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