



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

Nicola Hoy
NCC Property Services
John Dryden House
8-10 The Lakes
Northampton
NN4 7YD

Name and address of agent (if any)

James Mason
PHP Architects
The Old Rectory
Rectory Lane
Milton Malsor
Northampton
NN7 3AQ

Part I - Particulars of application

Date of Application

10th October 2014

Application No.

NCC – 14/00076/CCDFUL
DDC – DA/2014/0970

Particulars and location of development

Single classroom and corridor link extension to the rear of the existing school and additional covered play area for infant pupil area at Crick Primary School, Main Road, Crick, Northamptonshire NN6 7TU

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.

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 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 plans:
 - Application Forms dated 10th October 2014;
 - Design and Access Statement prepared by pHp Architects;
 - Statement of Need: Extension at Crick Primary School;
 - Drawing No. 4094/001 Rev P2 Existing Site/Building Plan;
 - Drawing No. 4094/006 Rev P3 Proposed Site Plan;
 - Drawing No. 4094/007 Rev P7 Proposed Building Plan;
 - Drawing No. 4094/008 Rev P5 Proposed Classroom and Corridor Elevations;
 - Drawing No. 4094/009 Rev P3 Preliminary Plan and Sections;
 - Drawing No. 4094/010 Rev P5 Site Constraints Plan;
 - Drawing No. 4094/011 Rev P3 External Works Plan;
 - Drawing No. 4094/016 Rev P2 Covered Play Roof Plans;
 - Drawing No. 4094/017 Rev P1 Site Location Plan;
 - Great Crested Newt Survey ref. RT-MME-114245 dated June 2015;
 - Photo of example of Great Crested Newt grill used across contractors access point;
 - Summary of Great Crested Newt Mitigation ref. RT-MME-117652 dated December 2014;
 - Email from pHp Architects to County Planning Authority regarding methodology to trap newts dated 16th December 2014; and
 - Email from pHp Architects to County Planning Authority regarding creation of the site compound dated 5th December 2014.

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).

Materials

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

Hours of Construction

4. All construction works shall be confined to the hours of 8.00am to 6.00pm Mondays to Fridays and 8.00am to 1.00pm on Saturdays, with no works on Sundays, Bank or Public Holidays. During school term construction traffic or

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.

deliveries shall not be permitted to enter or leave the site between 8.15am to 9.00am and 2.45pm to 3.45pm.

Reason: To protect the amenities of neighbouring properties from noise and other disturbance in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

Construction Management

5. Prior to the commencement of any part of the development hereby permitted, a scheme detailing the on-site construction staff accommodation, storage of plant and materials, parking and manoeuvring of site operatives and visitor vehicles, loading/ unloading and manoeuvring of goods vehicles together with methodology for creating the site compound and trapping Great Crested Newts whilst ensuring the ground remains undisturbed for archaeological purposes (as set out in emails dated 5th December 2014 and 16th December 2014 respectively), shall be submitted to and approved in writing by the County Planning Authority. The agreed scheme shall be implemented as approved throughout the construction period.

Reason: In the interests of residential amenity, highway safety, visual amenity, ecology and archaeological interest in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

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: To ensure satisfactory access and avoid any adverse impacts on the highway network and highway safety in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

Protection of Breeding Birds

7. 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 an ecologist report is submitted to demonstrate that breeding birds will not be affected and this has been approved in writing by the County Planning Authority.

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

Tree Protection

8. All trees, hedgerows and shrubs to be retained shall be protected from any development, including site clearance and the storage of earth and materials, by means of appropriate fencing in accordance with the provisions of the BS5837:2012. The fencing shall be erected in accordance with the approved

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.

details 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. 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.

Reason: To ensure that retained trees, shrubs and hedgerows are protected from damage in the interests of visual amenity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

Landscaping Scheme

9. Prior to the occupation and use of the development, a final Landscaping Scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include types, number and size of species proposed with a focus on native species and any hard landscaping. The landscaping scheme as agreed in writing by the County Planning Authority shall be implemented within the first available planting season following the completion of the development hereby permitted.

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).

Landscape Maintenance

10. Trees, shrubs and hedges planted in accordance with the approved landscaping scheme (condition 9) 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).

External Lighting

11. 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.

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: In the interests of amenity, ecology, site security and sustainability in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

Complaints

12. 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 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).

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.
4. 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 by a competent person to ensure that no breeding birds will be adversely affected.
5. Northamptonshire Police recommends the following crime prevention measures are included as part of the extension project:

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.

- The new classroom and link corridor should be fitted with PIR detectors as an extension of the school intruder alarm.
- Any new doors and windows being installed should meet the requirements of BS PAS 24:2012 standard to reduce opportunities for burglary.

REASONS FOR APPROVAL

The applicant is seeking planning permission for a new classroom with link corridor and enlarged covered play area to the rear of the existing school buildings in response to an increasing demand for school places at Crick Primary School arising primarily from new housing development in the village. An additional classroom for the school will allow Crick Pre-School to remain on site. It is considered that the proposed extension 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 raised by statutory consultees relating to ecology and archaeology have been carefully considered and can be dealt with by the imposition of planning conditions. The location, size and design of the proposed extension are considered to be acceptable and the proposed development is considered to be acceptable having regard to the NPPF (in particular paragraph 72), Saved Policies GN2 and EN42 of the Daventry District Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy (2014). It is therefore recommended that planning permission be granted subject to the conditions above.

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.

Date... 18th December 2014

Signed 

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.