



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

Mr Andy Myers
NCC Property Services
John Dryden House
8-10 The Lakes
Northampton
NN4 7DA

Name and address of agent (if any)

Part I - Particulars of application

Date of Application

6th November 2014

Application No.

NCC – 14/00083/CCDFUL
WBC – WP/14/00746/EXT

Particulars and location of development

Installation of a double mobile classroom at Rowan Gate Primary School, Finedon Road, Wellingborough, Northamptonshire NN8 4NS

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. This permission shall be limited to a period of time expiring 31st December 2015. The mobile classroom unit shall be removed no later than this date, or at an earlier date if it is no longer required for the purposes for which it was installed, and the site shall be restored to its former condition within a further 28 days.

Reason: To ensure the temporary nature of the permitted use and in the interests of visual amenity having regard to 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.

Scope of the 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 documents and plans:
 - Application Forms dated 6th November 2014;
 - Statement of Need;
 - Design & Access Statement dated November 2014;
 - Drawing No. W0139A Site Plan (scale 1:1250); and
 - Drawing No. 10/CL5 Plan and Elevations (scale 1:100).

Reason: To define the scope of the permission and in the interests of clarity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

External Lighting

3. 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).

Tree Protection

4. 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.

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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).

Obscure Film

5. Prior to occupation of any part of the development hereby permitted an obscure film shall be fitted to all glass windows and doors along the north-eastern elevation of the proposed double mobile. The obscure film shall be maintained for the duration of the use of the mobile classroom at the site.

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

INFORMATIVES

1. The following should be included, which if implemented will reduce the likelihood of crime, disorder and anti-social behaviour occurring:
 - (a) Glazing should not be float glass. It is suggested that one pane is laminated and one toughened. This is for safety and security reasons as float glass will break in to sharp shards.
 - (b) Intruder Alarm System: an alarm that is monitored and that complies with ACPO (Association of Chief Police Officers) directives and BSDD:243 is recommended. A dedicated phone line is usually required.
 - (c) Mark assets: Property marking is the permanent identification of items to deter thieves by providing evidence that links them to the scene of a theft and enables stolen goods to be returned. An overt marking system is recommended with either permanent stickers or etching solution as these types of marking make it very difficult for offenders to sell on plus they can more easily be charged with possession of stolen goods if property is easily identified.
 - (d) Valuables: Although it is preferable that all valuable equipment is not left in a portacabin, should the need arise a traditional safe or cage that is fixed into the base should be available.
2. The applicant's attention is drawn to the attached standard advice from the Crime Prevention Design Advisor for mobile classroom units.

REASONS FOR APPROVAL

Rowan Gate Primary School, Wellingborough requires temporary teaching accommodation to ensure there is sufficient and suitable accommodation for the interim bulge in pupil numbers prior to opening the new Annex in Rushden during 2015. The temporary nature of the mobile and recommended conditions will minimise potential amenity impacts such that there are no amenity issues to justify

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refusal of this application which is considered to be acceptable having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008). The mobile will be visible from nearby residential properties but this would not justify refusal having regard to Policy 13 of the NNCSS. Furthermore, the amenity impacts must be balanced against the statutory requirement for school places to meet educational needs, and the increased demand for primary school places, and the NPPF support in paragraph 72 for the need to create, expand or alter schools in order to ensure that there is sufficient choice of school places available. These factors carry great weight in support of the application. It is therefore recommended that temporary planning permission be granted, subject to a condition ensuring that the mobile classroom is removed on expiration of the planning permission and the development site reinstated to its previous use.

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 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 11th December 2014

Signed G.P. Watson

For Assistant Director of Environment and
Planning

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