



**Northamptonshire  
County Council**

**Town and Country Planning Act 1990**

**PLANNING PERMISSION**

**Name and address of applicant**

Governors of Cosgrove Primary School  
Cosgrove Primary School  
Bridge Road  
Cosgrove  
MILTON KEYNES  
MK19 7JH

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

Philip Horne  
Architectural Services  
13 King Edward Road  
Northampton  
NN1 5LY

**Part I - Particulars of application**

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**Date of Application**

11<sup>th</sup> June 2007

**Application No.**

07/00021/CCD / S/2007/0792/PCC

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**Particulars and location of development**

Erection of a new single storey building to form hall and gym at Cosgrove Primary School, Bridge Road, Cosgrove.

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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.

**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 submitted application.

### **Materials**

3. All materials shall be in accordance with the details submitted unless otherwise agreed in writing with the County Planning Authority.

### **Hedge Height : Maintenance**

4. A hedge along the school boundary with No.4 Yardley Road shall be maintained at a height of not less than 3.5 metres in perpetuity unless any variation is agreed in writing with the County Planning Authority.

### **Hours of Construction Works**

5. Except as may otherwise be agreed in writing by the County Planning Authority all construction works shall be confined to the hours of 7.30am to 5.30pm Mondays to Friday and 8.00am to 1.00pm on Saturdays, with no works on Sundays, or Public Holidays.

### **Reasons for conditions and relevant Development Plan Policies**

1. 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.
2. To define the scope of the permission and in the interest of clarity.
3. In the interests of visual amenity and in accordance with policy GS5 (Design) of Northamptonshire County Structure Plan (2001) and policy G3 of the South Northamptonshire Council Local Plan (1997).
4. In the interests of preserving amenity and privacy in accordance with policy G3 of the South Northamptonshire Council Local Plan (1997).
5. To protect the amenities of nearby occupiers of property from noise and other disturbance.

### **Informative(s)**

1. For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows: -

06/0868/01 and Site Location Plan (Scale 1:1250) received on 19th April 2007.

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## REASONS FOR APPROVAL

The siting, design and size of the proposed development is considered to be acceptable. It is considered that the new building would have no adverse affect on the residential amenity of the neighbouring properties.

The application is therefore considered to be acceptable in accordance with policy GS5 of the Northamptonshire County Structure Plan (2001) and policy G3 of the South Northamptonshire Council Local Plan (1997).

Date: 6 August 2007

Signed: 

On behalf of the Chief Planning Officer

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