



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

NCC (Fire and Rescue Services)
County Hall
Guildhall Road
Northampton
NN1 1AS

Name and address of agent (if any)

Peter Haddon and Partners
The Old Rectory
Rectory Lane
Milton Malsor
Northampton, NN7 3AQ

Part I - Particulars of application

Date of Application

Received – 19th March 2008
Valid – 13th May 2008

Application No.

NCC – 08/00041/CCD
SNC – S/2008/0727

Particulars and location of development

Construction of a new fire station with associated exercise tower and yard at Land at St James Road, Brackley

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.

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.

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.

Reason: To define the scope of the permission and in the interest of clarity.

Materials

3. The development hereby permitted shall not commence until details of all external materials and/or finishes, including glazing, have been submitted to the County Planning Authority and shall then only take place in accordance with the details as approved.

Reason: To retain control of the external appearance of the development in the interest of visual amenity.

Landscaping

4. Within 3 months of the date of this permission a scheme of landscaping incorporating native species shall be submitted to the County Planning Authority. Once approved, the scheme shall be implemented during the first available planting season following the commencement of development. Any trees, shrubs or hedges planted in accordance with the approved scheme shall be maintained and any plants which within five years of planting either die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the County Planning Authority.

Reason: To compensate for planting lost as a result of the development and in the interest of amenity.

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 8.00am to 5.30pm Mondays to Friday and 8.00am to 1.00pm on Saturdays, with no works on Sundays, or Public Holidays.

Reason: To protect the amenities of nearby occupiers of property from noise and other disturbance.

Highway Safety

6. Prior to the occupation and use of the development a Traffic Regulation Order to secure parking restrictions on St James Road shall have been pursued with the Highway Authority.

Reason: In the interests of highway safety.

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.

INFORMATIVE

1. For the avoidance of doubt the drawings and documentation to which this decision refers are as follows: -

Application Forms (Dated 19th March 2008, Site Plan (S0419A), Site Survey (3690/01), Design and Access Statement Revision B (Dated 11th July 2008), Site Statement (Dated 24th September 2008), Proposed Site Plan (3690/04 Rev D) and Proposed Elevations (3690/05 Rev B).

REASONS FOR APPROVAL

The design and appearance of the proposed building is considered to be acceptable in the context of the characteristics of the local area in accordance with the Regional Spatial Strategy Policies 1 and 4, County Structure Plan Saved Policy GS5 and South Northamptonshire Local Plan Saved Policies G3 and EV1.

Date 21st November 2008

Signed G.P. Watson

For Chief Planning Officer

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.