



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

Oakway Infant School
Oakway
Wellingborough
NN8 4SD

Name and address of agent (if any)

Sursham Tompkins & Partners
Cottage Farm
Mears Ashby Road
Sywell
Northampton
NN6 0BJ

Part I - Particulars of application

Date of Application

12th March 2009

Application No.

NCC – 09/00015/CCD
WBC – WP/09/0082/C

Particulars and location of development

Extension to building to create additional classroom, children's toilets, kitchen and baby room/sleep area, attached storage shed; and associated relocation of covered children's play area, at Oakway Infant School, Oakway, Wellingborough

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:-

Commencement

1. The development to which this 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.

Hours of Construction Works

3. 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 Fridays 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.

Materials

4. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type and colour those on the existing school buildings and shall be in accordance with the details supplied as part of the planning application.

Reason: To ensure that the proposed development is in keeping with the design and appearance of the existing development on the site, and to have regard for Policy 2 'Promoting Better Design' of the East Midlands Regional Plan (March 2009) and Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Security

5. All glazing shall comply with LPS 1175 SR2 and be laminated to a minimum of 6.4mm. Entry/exit doors and all opening windows should also comply with LPS1175 SR2 minimum. Windows and external doors shall achieve minimum security standards as set by Secured by Design standards.

Reason: To ensure that the proposed development assists in designing out crime and antisocial behaviour, and to have regard for Policy 2 'Promoting Better Design' of the East Midlands Regional Plan (March 2009) and Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Lighting

6. No additional external lighting shall be installed until a scheme of all lighting provision related to the development hereby permitted has been submitted to and approved in writing by the County Planning Authority. The scheme shall include details of the types and height of lights and/or light columns, their location, technical specification, means of preventing or minimising light spillage and the proposed hours of use.

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Reason: To protect the amenities of nearby properties, while seeking to design out crime, and to have regard for Policy 2 'Promoting Better Design' of the East Midlands Regional Plan (March 2009) and Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Informative(s)

1. For the avoidance of doubt the drawings and documentation to which this decision refers are as follows: -
 - Application Form – March 2009
 - Planning Support Statement 2 March 2009: Proposed Extension – Sursham Tompkins and Partners (Ref: MC/4528/24362/PB)
 - Design and Access Statement 2 March 2009: Proposed Extension – Sursham Tompkins and Partners (Ref: MC/4528/24361/PB)
 - Plans:
 - Location Plan – Scale 1:250; received 11 March 2009
 - Ref 4528/10 – Survey As Existing/Block Plan, dated Feb 2008 (Sursham Tompkins & Partners)
 - Ref 4528/11 – Scheme as Proposed, dated Feb 2008 (Sursham Tompkins & Partners)
 - Ref 4528/12 – Elevations, dated Feb 2008 (Sursham Tompkins and Partners)

2. The applicant's attention is drawn to the informative comments listed in the Crime Prevention Design Advisor's consultation response dated 3 April 2009, listed below:
 - Access on to the flat roofs should also be restricted with anti-climb fascias, as access through the sky lights is possible.
 - Any skylights fitted should have either steel bars or expanded metal beneath them, which is securely fixed to the building fabric.
 - Climbing aids such as benches and bins should not be close to the building and should be securely fixed.
 - Emergency escape doors and frames should be manufactured from steel and designed without visible external ironmongery. Fire doors should be fitted with door contacts programmed into a 24 hours alarm circuit with an audible alarm on opening and/or relayed to security and signed to prevent inadvertent activation.
 - Computers and office equipment are vulnerable to theft. Careful siting of power trunking is required to ensure they are kept away from windows. Computers should be fitted in individual steel cases to LPS 1214. Mark the postcode and school name on the outer casing of all office equipment and also attach forensic markings.
 - The rainwater goods should be concealed, or alternatively be flush fitting.
 - Audio/visual automatic entry system should be installed, as a minimum requirement, cameras covering the reception/entrance area, as the location of the reception area does not allow staff direct sightlines of the entrance. This will allow the reception staff to vet visitors from the reception desk.


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- The building should be able to be locked down in phases. This will make areas that are not in use secure while allowing other areas to be used.
- The buildings should have an intruder alarm system fitted which is monitored by the alarm companies remote monitoring station and be installed to the current British Standard and in accordance with the Northamptonshire Police alarms policy.

REASONS FOR APPROVAL

The development is considered acceptable in terms of the East Midlands Regional Plan (March 2009) Policy 2 'Promoting Better Design' which seeks to continuously improve the layout and design of developments, by encouraging designs which take account of local character, designs which reduce crime and the fear of crime, while taking account of the transport and access needs of a development. The development is also acceptable in terms of the North Northamptonshire Core Spatial Strategy Policy 13, which seeks to ensure developments are of high quality design, while minimising amenity impacts. The scale of the development and the materials proposed are considered appropriate in terms of compatibility with the existing built development on the site. The application does not result in a significant amenity impact so as to justify refusal of the application.

Date 21st April 2009

Signed 

For Chief Planning Officer

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1. *If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or the grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/08a Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements (a), to the provisions of the development order, and to any direction given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.*

2. *If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.*

3. *In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.*

- (a) *The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.*

4. *Guidance on using the Planning Portal's online appeals service, see leaflet PCS4 available at http://www.planningportal.gov.uk/PpWeb/jsp/redirect.jsp?url=http%3A//www.planningportal.gov.uk/uploads/pins/pcs_a5_leaflet.pdf*

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