



**Northamptonshire
County Council**

**my
county
council**

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

Northamptonshire County Council
c/o Bovis Lend Lease Consulting Ltd
Property Asset Management
PO Box 128
County Hall
Northampton
NN1 1AS

Name and address of agent (if any)

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

Part I - Particulars of application

Date of Application

Received – 17th September 2009
Valid – 17th September 2009

Application No.

NCC – 09/00064/CCD
DDC – DA/2009/0739

Particulars and location of development

School hall extension and ancillary facilities at Maidwell Primary School, Draughton Road, Maidwell, Northampton NN6 9JF

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 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 and in accordance with Policy 2 (Promoting Better Design) of the East Midlands Regional Plan (2009) and saved Policy GN2 (General) of the Daventry District Local Plan (1997).

Materials

4. The external surfaces of the building(s) (including fenestration) and all areas of hard surfacing, where applicable, shall not be constructed other than in materials to match the existing and in accordance with details/samples of which shall be submitted to and approved in writing by the County Planning Authority.

Reason: In the interests of visual amenity and in accordance with Policy 2 (Promoting Better Design) of the East Midlands Regional Plan (2009) and saved Policy GN2 (General) of the Daventry District Local Plan (1997).

Travel Plan

5. Within four months of the date of this permission a Travel Plan shall be submitted to the County Planning Authority for approval in writing. Such a plan is to include details of the provision/encouragement of alternative modes of transport to the car for all users of the site, together with the phasing of measures as appropriate. The approved Travel Plan shall be implemented on the occupation of the development.

Reason: In order to comply with the objectives of national and local Planning Policies which promote sustainable development with particular regard to transport. To reduce the schools impact on traffic flow and parking in the surrounding area by promoting sustainable means of travel.

Trees

6. Except as otherwise agreed in writing by the County Planning Authority no development shall take place until a 'No-Dig' method statement has been submitted to and agreed in writing by the County Planning Authority on how

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the access drive and car park will be constructed and materials/system that will be used. The method statement should include measures for the tree protection area around the purple leaved plum tree at the front of the site as well as the silver birch tree within the garden of the dwelling to the north, including no storage of earth, materials and equipment in this area during the construction process.

Reason: To protect existing trees and shrubs from damage.

Landscape

7. Within two months of the date of this permission a scheme for additional planting of trees/shrubs (including a replacement rowan tree) with details of location, size and species shall be submitted to the County Planning Authority for approval in writing. The scheme as agreed shall be implemented within the first planting season following completion of the building works.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality, and to protect neighbour amenity.

8. Any trees or shrubs which die or otherwise fail within five years of planting shall be replaced during the following planting season with trees or shrubs of a similar size or species to those originally planted.

Reason: To ensure the proper maintenance and aftercare of the approved landscaping scheme.

Protection of Breeding Birds

9. Operations that involve the destruction and removal of trees and other vegetation shall 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.

INFORMATIVE(S)

1. For the avoidance of doubt the drawings and documentation to which this decision refers are as follows:
Application Form, dated 17 September 2009; Design and Access Statement Revision A, dated September 2009; Planning Support Statement Revision A, dated September 2009; Statement of Planning Need: School hall for Maidwell; School Travel Plan Draft Update September 2009; Maidwell Primary School Governing Body Premises Committee Recommendations for Safe Travel to and from School, dated September 2008; Pre-Development Tree Survey by Wilbytree Surgeons Limited, dated November 2009.
Plans: Proposed Plans, Drawing No. 3842/001 P7, dated June 2009; Existing Plans, Drawing No. 3842/002 P4, dated June 2009; Proposed Elevations,

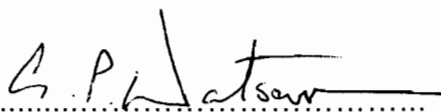
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Drawing No. 3842/003 P4, dated August 2009; Existing Elevations, Drawing No. 3842/004 P1, dated August 2009; Roof Plan, Drawing No. 3842/009 T1, dated October 2009.

REASONS FOR APPROVAL

The design and appearance of the proposed building are considered acceptable in the context of the characteristics of the local area and would not be detrimental to the character and setting of the nearby listed buildings. The objections raised by the residents of Marston and Daventry District Council have been carefully considered having regard to the impact on the amenities of these residents. It is the proximity of the proposed building and car parking spaces to the northern boundary which is the predominant issue of concern, although it is a single storey building which is being proposed at a lower ground level than the neighbouring property. The change in the relative position of the school buildings would have some impact on the amenity of the residents of Marston, however the impact having regard to visual amenity and light and privacy impacts would not be significant to justify refusing the application. The proposal includes nine car parking spaces which will accommodate all staff plus one visitor space on site, which is an improvement on the existing situation and will help to ease congestion on Draughton Road. On balance, it is considered that the amenity impact of the five car parking spaces proposed along the northern boundary adjacent to the front garden of Marston would not be a justifiable reason for refusal. The removal of the existing mature plum tree at the front of the site recommended by the Highway Authority in favour of an additional on site parking space is not considered appropriate in this instance given the visual amenity value of the tree. It is therefore considered that there is no justifiable reason to refuse the application having regard to Policy 2 of the East Midlands Regional Plan (2009) and Policies GN1 and GN2 of the Daventry District Local Plan (1997) and that the application be approved subject to the conditions set out above.

Date 16th December 2009

Signed 

For Chief Planning Officer

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