



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
NCC Children & Young People's Service John Dryden House 8-10 The Lakes Bedford Road Northampton NN4 7DD	PHP Architects The Old Rectory Rectory Lane Milton Malsor Northampton NN7 3AQ

Part I - Particulars of application

Date of Application	Application No.
Received – 30 September 2009 Valid – 2 October 2009	NCC – 09/00065/CCD WBC – WP/2009/0396/C

Particulars and location of development

Extension to form a new school reception area and Children's Centre at Earls Barton Junior School, Broad Street, Earls Barton, Northampton NN6 0ND.

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.

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.

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.

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 of the East Midlands Regional Plan (2009) and Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Materials

4. All materials and finishes on the proposed extensions shall be carried out as proposed in the submitted application unless otherwise agreed in writing by the County Planning Authority.

Reason: In the interests of visual amenity and in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Landscape

5. Within two months of the date of this permission a scheme for additional planting of shrubs with details of location, size and species along the neighbouring boundary with No's 7, 9 and 11 Churchill Road 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) available.

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

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

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

Hours of Use

7. The use hereby permitted shall not be carried out other than between the hours of 0800 and 1800 on Monday to Friday inclusive and 0900 to 1300 on Saturdays and at no time on Sundays, Public and Bank Holidays. No organised events shall take place at the Children's Centre except between the

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hours of 0930 and 1430 and 1630 and 1800 Monday to Friday and 0900 to 1300 on Saturdays.

Reason: In the interests of pedestrian and highway safety to avoid conflict with main school drop off/pick up times and in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Travel Plan

8. 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 and provision of cycle parking facilities. 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.

Crime Prevention Design

9. Measures to secure the site shall be undertaken as detailed in correspondence from the Crime Prevention Design Advisor dated 15th October 2009 regarding external doors, ground floor and other accessible or vulnerable windows and intruder alarm system.

Reason: In the interest of security and crime prevention in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Drainage

10. Except as may otherwise be agreed in writing by the County Planning Authority all drainage works shall be carried out as proposed in the submitted application.

Reason: In order to provide appropriate drainage for the site and in accordance with 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, dated 30th September 2009; Planning Support Statement and Design and Access Statement, dated September 2009; Earls Barton Infant and Junior School's Travel Plan 2003-2004.

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Plans: Location Plan, Drawing No. 3857/SLP01, dated September 2009; Existing Site Plan, Drawing 3857/00, dated September 2009; Site Plan, Drawing No. 3857/01, dated September 2009; Site Plan with car parking added, Drawing No. 3857/01 Revision A, dated September 2009; Part Site Survey, Drawing No. 3857/02, dated September 2009; Existing Elevations, Drawing No. 3857/03, dated September 2009; Proposed Plan, Drawing No. 3857/04 Revision A, dated September 2009; Proposed Elevations, Drawing No. 3857/05 Rev A, dated September 2009; Sketches submitted November 2009: Drawing No. 3857/003 Revision B; 3857/004 Revision B; 3857/005 Revision B; 3857/006 Revision B; 3857/007 Revision B; and 3857/008 Revision B.

2. The applicant's attention is drawn to the informative comments from the Crime Prevention Design Advisor in the correspondence dated 15th October 2009.

REASONS FOR APPROVAL

The design and appearance of the proposed extension is considered acceptable in the context of the characteristics of the local area. The objections raised by the residents of Churchill Road have been carefully considered having regard to the impact on the amenities of these residents. It is the proximity to No's 7, 9, 11 and 15 Churchill Road and resultant potential impact on privacy which is the predominant issue of concern. There are no windows proposed on the new extension at its closest point to the neighbouring properties, but it may be possible for visitors to the new reception area to be able to look across at the first floor windows of No's 7 and 9 from the top of the access ramp and steps. This is not considered to be significant, nevertheless this potential impact on privacy could be softened through appropriate planting along the boundary between the school and No's 7,9,11 and 15 Churchill Road to provide a long term screen. The visual impact of the proposed extension is not considered to be a justifiable reason for refusal and there are no significant issues of overshadowing. 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 and North Northamptonshire Core Spatial Strategy Policy 13. Traffic congestion, highway safety and parking issues have been carefully considered. On balance, considering the small scale nature of the proposed children's centre activities, the ability to control the hours of organised meetings to avoid peak school times and secure the revised School Travel Plan to encourage non-car based trips these issues would not justify refusal of the application. It is therefore considered that the application be approved subject to the conditions set out above.

Date 16th December 2009

Signed G.P. Watson

For Chief Planning Officer

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