



Northamptonshire
County Council

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Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
Chipping Warden Primary School Byfield Road Chipping Warden South Northants OX17 1LD	Mr Donald Hussey Celandine Hogg End Chipping Warden South Northants OX17 1LY

Part I - Particulars of application

Date of Application	Application No.
Received – 8 th February 2010 Valid – 4 th March 2010	NCC – 10/00021/CCD SNC – S/2010/0314/PCC

Particulars and location of development

Provision of tarmac car park for school staff on existing grassed area within school premises at Chipping Warden Primary School, Byfield Road, Chipping Warden, South Northamptonshire OX17 1LD

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 may otherwise be required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the submitted application: i.e. Application Form, dated 3rd February 2010; Design and Access Statement; Drawing No. 1 – Existing Layout Proposed Car Park Area; Drawing No. 2 – Proposed New Car Park Area; Drawing No. 3A – Proposed Entrance/Exit to New Parking Area; Drawing No. 4A – Proposed Parking Site Plan.

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 Saved Policy G3 of the South Northamptonshire Local Plan (1997).

Landscaping

4. Within two months of the date of this permission a scheme for additional appropriate planting to the boundaries of 28, 30 and 34 Byfield Road and along the Byfield Road frontage with details of location, size and species of trees/shrubs 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: In order to reduce the impact of the development on the amenity of the neighbouring properties in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy G3 of the South Northamptonshire Local Plan (1997).

5. 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 in accordance with Policy 29 of the East Midlands Regional Plan (2009).

Protection of Breeding Birds

6. 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

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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 in accordance with Policy 29 of the East Midlands Regional Plan (2009).

Protection of Trees and Shrubs

7. All trees and shrubs to be retained shall be protected from any development including the storage of earth and materials in accordance with the provisions given in BS 5837: 1991 "Guide for Trees in Relation to Construction".

Reason: To protect existing trees and shrubs from damage in accordance with Policy 29 of the East Midlands Regional Plan (2009).

INFORMATIVE

To make the project more sustainable it would be preferable for the car park to be constructed of permeable surface to help alleviate pressure on local drainage systems

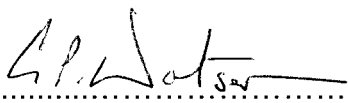
REASONS FOR APPROVAL

The Chipping Warden Primary School is seeking to formalise existing car parking arrangements for full and part-time staff by creating an on-site car park providing 19 car parking spaces. The proposal includes relocating the pedestrian access gate to the north of the existing vehicle entrance.

Overall the design and appearance of the proposed car park is considered to be acceptable and would adequately reflect the character and appearance of the local area and would not detract from the Conservation Area in accordance with Policy 2 of the East Midlands Regional Plan and Saved Policies G3 and EV1 of the South Northamptonshire Local Plan.

Highway safety issues have been carefully considered. Given that a new pedestrian gate is proposed alongside the main entry point to the school providing pedestrian access direct to the rear play area for entry to the school this issue would not justify refusal of the application. It is therefore considered that this application be approved.

Date...18th...May...2010.....

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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