



Northamptonshire
County Council

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Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

Chris Haines
NCC Countryside Services
PO Box 163
County Hall
Northampton
NN1 1AX

Name and address of agent (if any)

Part I - Particulars of application

Date of Application

Received – 21st January 2011
Valid – 27th January 2011

Application No.

NCC – 11/00004/CCD
WBC – WP/2011/0037

Particulars and location of development

Extension to existing car parking at Sywell Country Park, Washbrook Lane, Ecton, Northampton NN6 0QX

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. Written notification of the date of commencement shall be sent to the County Planning Authority within 7 days of such commencement.

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

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.

2. Except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the following approved plans: Application Form, dated 21st January 2011; Supporting Statement, dated 5th January 2011; Method Statement for the installation of new loose bound parking area at Sywell Country Park; Drawing No. S868/11/001 Rev 1 – Parking Spaces Plan; Drawing No. S868/10/003 – Tree Location Plan; Drawing No. W0425A – Site Plan 1:1250@A3; Drawing No. W0425A – Site Plan 1:5000@A3.

Reason: For the avoidance of doubt and in the interests of amenity with regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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 neighbouring properties from noise and other disturbance in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Protection of Breeding Birds

4. Operations that involve the destruction and removal of trees, hedgerows, shrubs 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 in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Protection of Trees

5. All trees to be retained shall be protected in accordance with the tree protection measures set out in the Method Statement received March 2011, Drawing No. S868/10/003 and BS 5837:2005 Trees in relation to Construction.

Reason: To protect the health and stability of the trees to be retained on the site in the interests of amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Access/Highways

6. Prior to the commencement of development hereby permitted, full details of the vehicular crossing at the point of access to the site and drainage details shall be submitted to be approved in writing by the County Planning Authority.

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Such details as maybe approved shall thereafter be completed in accordance with such details prior to first use of the extended car park (see Informative 4 at the end of this permission).

7. Visibility splays of 2m x 120m shall be provided and maintained at the point of access to the site ensuring that overhanging vegetation that may obstruct visibility is removed.

Reason: In the interests of highway safety in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Crime Prevention Design

8. Prior to the commencement of the use of the development the applicant shall erect signs advising that visitors should not leave any valuable in their vehicles. The signs shall thereafter be maintained.

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

INFORMATIVE(S)

1. Prior to the commencement of any site works, all occupiers of potentially sensitive properties surrounding the site should be notified in writing of the nature and duration of works to be undertaken, and the name and address of a responsible person, to whom enquiries/complaints should be directed.
2. Contractors and sub contractors must have regard to BS 5228-2:2009 "Code of Practice for Noise Control on Construction and Open Sites" and the Control of Pollution Act 1974.
3. The applicant's attention is drawn to the concerns of the submitters regarding potential damage to essential services during the course of the development.
4. The applicant's attention is drawn to the need to gain technical approval for the constructional details required to discharge Condition 6 from the Local Highway Authority prior to the submission of such approved plans to the County Planning Authority to enable discharge of the condition.
5. If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Section, Planning, PO Box 163, County Hall, Guildhall Road, Northampton, NN1 1AX (Tel: 01604 236700).
6. With respect to construction works to be carried out in close proximity to Public Rights of Way, please note the following standard requirements:-
 - The routes must be kept clear, unobstructed, safe for users, and no structures or material placed on the right of way at all times.

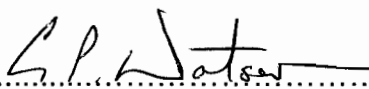
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- There must be no interference or damage to the surface of the right of way as a result of the construction. Any damage to the surface of the path must be made good by the applicant, specifications for any repair or surfacing work must be approved by this office, under s131 HA1980.
- If as a result of the development the Right of Way needs to be closed by applying for a Temporary Traffic Regulation Order. An Application form for such an order is available from Northamptonshire County Council website, a fee is payable for this service and a period of six weeks notice is required. Please follow the link below:
- www.northamptonshire.gov.uk/en/councilservices/transport/row/legal/pages/temptros.aspx
- Any new path furniture (e.g. gates preferred over stile) needs to be approved in advanced with the Access Development Officer, standard examples can be provided.

REASONS FOR APPROVAL

The proposal is to increase capacity at and improve the access to the upper car park at Sywell Country Park in order to remove the need for visitors to park along the verge of Washbrook Lane. There has been no objection from the Highway Authority in relation to highway safety and traffic concerns and the issues raised can be dealt with by the imposition of planning conditions. In response to concerns raised by the nearest neighbour the buffer strip between the new parking and their boundary is considered sufficient and it is not considered that the proposed development would have a significant adverse impact upon residential amenity which would justify refusal of the planning application. Overall, the location and design of the proposed development is considered to be acceptable having regard to Policy 2 of the East Midlands Regional Plan, Policy 13 of the North Northamptonshire Core Spatial Strategy and Saved Policy G6 of the Wellingborough Local Plan (1999) including Alteration (2004) and the application should be approved subject to the conditions above.

Date..1st April 2011.....

Signed 

For Chief Planning Officer

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