



## Town and Country Planning Act 1990

### PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
Northamptonshire County Council C/O Lend Lease John Dryden House 8-10 The Lakes Northampton NN4 7YD	PHP Architects The Old Rectory Rectory Lane Milton Malsor Northampton NN7 3AQ

#### Part I - Particulars of application

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Date of Application	Application No.
10 October 2012	NCC Ref: 12/00074/CCDFUL DDC Ref: DA/2012/0779

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#### Particulars and location of development

Two single storey extensions to provide 3 new classrooms, new library and pre-school area and the removal of existing mobile classroom at Weedon Bec Primary School, West Street, Weedon, Northampton, Northamptonshire, NN7 4QU.

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#### 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:-

#### 1. Commencement

The development hereby permitted shall be begun before the expiry of three years from the date of this permission. Written notification of the date of commencement shall be sent to the County Planning Authority within seven days of such commencement.

Reason: To comply with Section 91 of the Town and Country Planning Act 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.

## 2. **Scope of Permission**

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 documents:

- (a) Application Form dated 1 October 2012
- (b) Proposed Site Plan – Ref: 4006/013 Rev P5
- (c) Existing Building Plan – Ref: 4006/005 Rev P2
- (d) Proposed Building Plan – Ref: 4006/010 Rev P4
- (e) Existing Elevations – Ref: 4006/006 Rev P1
- (f) Proposed Elevations – Ref: 4006/011 Rev P5
- (g) Proposed Constraints Plan – Ref: 4006/012 Rev P3
- (h) Planning Support Statement dated September 2012
- (i) Design and Access Statement Rev A dated 10 October 2012
- (j) School Travel Plan 2012
- (k) BHA Trees Ltd Arboriculturalist's Report dated 6 November 2012
- (l) BHA Trees Ltd Arboricultural Impact Assessment dated 19 November 2012

Reason: To specify the approved documents in the interests of amenity with regard to saved Policy GN2 and EN42 of the Daventry District Local Plan (1997).

## 3. **Materials**

Materials, colours and finishes to be used on all buildings shall be in accordance with the approved details on plan ref: 4006/011 Rev P5.

Reason: In the interest of the amenity of the local area having regard to saved policies GN2 and EN42 of the Daventry District Local Plan (1997).

## 4. **Hours of Construction**

All construction works shall be confined to the hours of 8.00am to 5.30pm Mondays to Fridays and 8.00am to 1.00pm on Saturdays, with no works on Sundays, Bank or Public Holidays.

Reason: To protect the amenities of neighbouring properties from noise and other disturbance having regard to saved Policy GN2 and EN42 of the Daventry District Local Plan 1997.

## 5. **Access and Highway Safety**

Construction delivery vehicles shall not enter or leave the site between 8.15am to 9.00am and 2.45pm and 3.45pm Mondays to Fridays during term time.

Reason: In the interests of highway safety and the amenity of local residents during the construction process having regard to saved Policies GN2 and

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EN42 of the Daventry District Local Plan 1997.

## 6. **Tree Protection Plan**

All trees, hedgerows and shrubs to be retained shall be protected from any development, including site clearance and the storage of earth and materials, by means of appropriate fencing in accordance with the provisions of the BS5837:2012 and approved plan 4006/012 Rev P3. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made.

Reason: To ensure that retained trees, shrubs and hedgerows are protected from damage in the interests of visual amenity having regard to saved Policies GN2 and EN42 of the Daventry District Local Plan 1997.

## 7. **Landscaping**

Within 3 months of the date of this permission, a detailed scheme of landscaping, including replacement trees and arboricultural method statement shall be submitted to the County Planning Authority for approval in writing. Once approved, the scheme shall be fully implemented during the first available planting season following the completion of development. Any trees, shrubs or hedges planted in accordance with the approved scheme shall be maintained and any plants which within five years of planting either die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason: To ensure that the development is adequately landscaped and in the interests of its visual amenity having regard to saved Policies GN2 and EN42 of the Daventry District Local Plan 1997.

## 8. **Travel Plan**

Within 3 months of the occupation and use of the development, the existing School Travel Plan shall be reviewed and updated and submitted to the County Planning Authority for approval. The plan as approved shall thereafter be implemented and should be reviewed on an annual basis and updated where appropriate.

Reason: To reduce the number of car borne journeys related to the development and to encourage the use of means of transport other than the private car having regard to saved Policies GN2 and EN42 of the Daventry District Local Plan 1997.

## 9. **Construction Management Plan**

Prior to the commencement of any part of the development hereby permitted,

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a Construction Management Plan shall be submitted to the County Planning Authority for approval in writing. The Construction Management Plan shall include and specify the provision to be made for the following:

- i. Overall strategy for managing environmental impacts which raise during construction;
- ii. Procedures for maintaining good public relations including complaint management, public consultation and liaison;
- iii. Measures to control the emission of dust and dirt during construction;
- iv. Control of noise emanating from the site during the construction period;
- v. Construction Plant Directional signage (on and off site);
- vi. Provision for emergency vehicles;
- vii. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;
- viii. Details of delivery times;
- ix. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
- x. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- xi. Storage of plant and materials used in constructing the development;
- xii. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from construction works including confirmation of any material exports, routing and deposition sites.

The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works unless otherwise approved in writing by the County Planning Authority.

Reason: In the interests of residential amenity, highway safety and visual amenity having regard to saved Policies GN2 and EN42 of the Daventry District Local Plan 1997.

## **REASONS FOR APPROVAL**

It is considered that the proposed extensions would no have a significant adverse impact upon neighbouring residential amenity. Despite one representation regarding concerns over increased traffic and parking issues, the highway safety impact is not considered a justifiable reason to refuse the application. An updated school travel plan can be required by planning condition to assist in managing the traffic and parking impacts of the additional pupils. Other planning conditions can also control the amenity impacts during construction works. The location, size and design of the new extension are considered acceptable and the proposed development is considered to be acceptable having regard to saved Policies GN2 and EN42 of the Daventry District Local Plan 1997.

## **POSITIVE AND PROACTIVE MANNER STATEMENT**

In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to

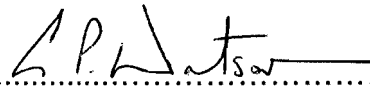
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problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

## INFORMATIVE

1. The applicant's attention is drawn to the contents of the Northamptonshire Police Crime Prevention Design Advisor's email dated 5 November 2012 which contains details of security measures which should be implemented to reduce the likelihood of crime occurring.
2. 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 Services, Floor 3, County Hall, Guildhall Road, Northampton, NN1 1DN (Tel: 01604 366130) for advice on the appropriate procedure.
3. The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made.

Date... 8<sup>th</sup> January 2013 .....

Signed .....  .....

For Assistant Director of Environment and  
Planning

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