



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)
Falconers Hill Infant School Ashby Road Ashby Fields Daventry NN11 0QF	Tim Burkey Exchange Plaza 58 Uxbridge Road London W5 2ST

Part I - Particulars of application

Date of Application	Application No.
20 March 2013	NCC Ref: 13/00013/CCDVOC DDC Ref: DA/2013/0232

Particulars and location of development

Variation of condition 2 to alter the approved plans for planning permission 12/00047/CCDFUL for extension to the existing school to provide additional meeting rooms at Falconers Hill Infant School, Ashby Road, Ashby Fields, Daventry, NN11 0QF.

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:-

This consent supersedes, consolidates and updates planning permission 12/00047/CCDFUL.

In the interests of clarity the following is a list of conditions originally granted on planning permission 12/00047/CCDFUL with amendments and updates.

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.

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.

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 following approved plans:

- Application Form dated 23 July 2012
- Location Plan dated 31 May 2012
- Proposed Plans/Elevations, Site Plan ref: *876/TP/100 Rev D*
- Planning Statement dated 12 June 2012
- Middlemarch Environmental Ltd Initial Bat Survey Ref: RT-MME112472-01 dated August 2012
- RGS Aboricultural Consultants Tress Survey Report dated July 2012

Reason: For the avoidance of doubt and in the interests of proper planning.

Materials

3. Materials, colours and finishes to be used on all buildings shall be in accordance with the approved details on plan ref: *876/TP/100 Rev D*.

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).

Hours of Construction

4. Except as may otherwise be agreed in writing by the County Planning Authority all construction works shall be confined to the hours of 8.00am to 5.30pm Mondays to Friday 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 having regard to saved policy GN2 of the Daventry District Local Plan (1997).

Access & Highway Safety

5. Construction delivery vehicles shall not enter or leave the site between 8.15 to 9.00 and 14.45 and 15.45 Mondays to Fridays during term time.

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Reason: In the interests of highway safety and the amenity of local residents during the construction process having regard to saved policy GN2 of the Daventry District Local Plan (1997).

Tree Protection

6. Trees shall be protected in accordance with the RGS Arboricultural Consultants 'Arboricultural Report' dated 26 February 2013 and 'Root Protection Plan dated 28 February 2013.

Reason: To ensure that retained trees are protected from damage in the interest of visual amenity having regard to saved policy GN2 of the Daventry District Local Plan (1997).

Breeding Birds

7. Operations that involve the destruction and removal of buildings, trees, shrubs, hedgerow 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 submitted to and approved in writing by the County Planning Authority.

Reason: To make appropriate provision for the management of natural habitat within the approved development in the interests of biodiversity having regard to saved policy EN42 of the Daventry District Local Plan (1997).

REASONS FOR APPROVAL

It is considered that the proposed amendments to the plans approved under planning permission 12/00047/CCDFUL would not have a significant, adverse visual impact upon amenity or the area and does not significantly alter the design and appearance of the extension which would justify refusal of the planning application. The amendments to the original design and layout are 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. Concerns and issues raised during consultation on the submitted application have been considered by the County Planning Authority, discussed with consultees and the applicant/agent and are addressed by conditions where appropriate.

The approach to this application has been taken in accordance with the requirement in the National Planning Policy Framework, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

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Date 23rd May 2013

Signed G.P. Watson

For Assistant Director of Environment and
Planning

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