



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

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Name and address of agent (if any)

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Part I - Particulars of application

Date of Application

16 April 2014

Application No.

NCC Ref: 14/00012/CCDFUL

WBC Ref: WP/14/00293/CRA

Particulars and location of development

Extension to the existing Primary School to better accommodate existing pupil numbers. To provide a link between the two existing buildings to provide a new School Hall and ancillary spaces at Diamond Learning Centre, Oakway, Wellingborough, Northamptonshire, NN8 4SD

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.

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 the 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 Forms dated 4th March 2014;
- Planning Statement dated 10th April 2014;
- Design and Access Statement dated 10th April 2014;
- Statement of Need dated 16th April 2014;
- Drawing No. (S)001 Rev B Site Location Plan;
- Drawing No. (S)002 Rev B Site Block Plan;
- Drawing No. (S)003 Rev A Existing Site Plan;
- Drawing No. (S)004 Block 1 – Existing Ground Floor;
- Drawing No. (S)005 Block 2 – Existing Ground and First Floor;
- Drawing No. (S)006 Block 1 – Existing Roof Plan;
- Drawing No. (S)007 Block 2 – Existing Roof Plan;
- Drawing No. (S)008 Existing Elevations;
- Drawing No. (S)009 Existing Elevations;
- Drawing No. (SK)039 Rev C Proposed Site Plan;
- Drawing No. (SK)041 Proposed New Hall Ground Floor Plan;
- Drawing No. (SK)042 Proposed Roof Plan;
- Drawing No. (SK)043 Rev A Proposed Elevations;
- Drawing No. (SK)044 Proposed Elevations;
- Drawing No. (SK)70 Daylight/Sunlight Assessment;
- Travel Survey dated 1st April 2014;
- Diamond Learning Community Travel Plan;
- External Lighting Report ref. 130615 Rev A dated April 2014; and
- Drawing No. 130615/ME/3000 Rev I1 External Services Layout.

Reason: To specify the approved documents to ensure the development as proposed is permitted and in the interests of amenity protection having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Construction Management

3. Prior to the commencement of any part of the development hereby permitted, a scheme detailing the on-site construction staff accommodation, storage of plant and materials, parking and manoeuvring of site operatives and visitor vehicles, together with the loading/unloading and manoeuvring of goods vehicles, shall be submitted to and approved in writing by the County Planning Authority. The Construction Management Plan shall include details of on-site wheel cleaning facilities. The agreed works shall then be implemented before any other building or engineering operations are commenced. The approved Construction Management Plan shall be implemented as approved throughout the construction period.

Reason: In the interests of residential amenity, highway safety and visual amenity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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Hours of Construction

4. Except as further restricted by condition 5, 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, Bank or Public Holidays.

Reason: To protect the amenities of neighbouring properties from noise and other disturbance having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Hours of Working – Construction Delivery

5. Construction vehicles shall not enter or leave the site between the hours of 8.15am to 9.30am and 2.45pm to 3.45pm Mondays to Fridays during term time.

Reason: In the interests of amenity and highway safety having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Highway Safety

6. All vehicles entering and leaving the site shall be cleansed of mud and other debris to ensure that there is no nuisance dust and no mud or debris deposited on the public highway.

Reason: In the interests of highway safety having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Arboricultural Method Statement

7. No development shall take place, nor equipment, machinery or materials shall be brought on to the site for the purpose of development, until an Arboricultural Method Statement for the protection of trees, shrubs and hedgerows to be retained within the vicinity of the development has been submitted to and approved in writing by the County Planning Authority. The Arboricultural Method Statement shall be prepared in accordance with the guidelines contained in BS5827:2012 (Trees in relation to design, demolition and construction). The protection measures shall be appropriate to the scale and duration of the development hereby permitted and shall include:

- i. A Tree Protection Plan that clearly shows any trees that are to be removed as well as those trees in the vicinity of the development that are to be retained, including the location of protective measures proposed around any Root Protection Area, Construction Exclusion Zone and/or Ground Protection Zones;
- ii. A schedule of tree works for all the retained trees specifying pruning and other remedial or preventative work;
- iii. Details of development supervision by a suitably qualified, competent and experienced person; and
- iv. Timing and methods of site visiting and record keeping and provision of monitoring to the Arboricultural Clerk of Works and the County Planning Authority.

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The Approved Arboricultural Method Statement shall be implemented as approved throughout the construction period.

Reason: To ensure that retained trees, shrubs and hedgerows are protected from damage in the interests of visual amenity and biodiversity, having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Landscaping Scheme

8. Prior to the occupation and use of the development, a Landscaping Scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include types, number and size of species proposed with a focus on native species and any hard landscaping. The landscaping scheme as agreed in writing by the County Planning Authority shall be implemented within the first available planting season following the completion of the development hereby permitted.

Reason: To ensure the enhancement of the site and to safeguard the visual amenities of the vicinity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Landscape Maintenance

9. Trees, shrubs and hedges planted in accordance with the approved landscaping scheme (condition 8) shall be maintained and any plants which die, are removed or become seriously damaged or diseased within five years of planting shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing with the County Planning Authority.

Reason: To ensure the enhancement of the site and to safeguard the visual amenities of the vicinity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Protection of Breeding Birds

10. Operations that involve the destruction and removal of trees, hedgerows and shrubs should 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 make appropriate provision for the management of natural habitat within the approved development in the interests of biodiversity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Travel Plan

11. Prior to the occupation and use of the development, a revised travel plan shall be submitted for approval in writing by the County Planning Authority in consultation with the Highway Authority. The approved travel plan shall be implemented by the School Management Team and subsequently reviewed

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on an annual basis and thereafter updated where appropriate with updates to be submitted to the County Planning Authority for approval in writing.

Reason: To better manage traffic at peak times, reduce the number of car borne journeys and to encourage the use of means of transport other than the private car having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Cycle Spaces

12. Prior to the occupation and use of the development, 12 cycle spaces shall be provided as shown on Proposed Site Plan Drawing No. (SK)039 Rev C. The number of cycle spaces provided shall be reviewed annually alongside the school travel plan (condition 10) and additional spaces shall be provided if the results of the annual review demonstrate that there are insufficient numbers of cycle spaces to meet peak demand.

Reason: To encourage staff and students to cycle and ensure that an appropriate number of cycle spaces are provided having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Community Use Agreement

1. Prior to the occupation and use of the development a community use agreement shall be submitted to the County Planning Authority for approval in writing. The agreement shall apply to the swimming pool, school playing field and changing facilities and new school hall and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the County Planning considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason: To ensure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

External Lighting

13. No external lighting shall be erected or installed until a scheme has been submitted in writing and approved by the County Planning Authority. The scheme shall include a layout plan that covers all new proposed external lighting and details the proposed beam orientation and schedule of equipment in the design, including luminaire type, mounting height, aiming angles and luminaire profiles. In addition a lighting contour map shall be submitted along with detail of the proposed operating hours for the lighting and how these would be controlled. The approved scheme shall be installed, maintained and operated in accordance with the approved details for the lifetime of the development.

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Reason: In the interests of amenity, ecology, site security and sustainability having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Complaints

14. In the event that complaints regarding dust, noise, lighting or other land use planning matters are received by the County Planning Authority from any sensitive receptor, and thereafter notified to the occupier, an assessment of the complaint shall be undertaken by the occupier. A report on the findings, with proposals for removing, reducing or mitigating identified adverse effects resulting from the operation, and a programme for the implementation of remedial measures and works to be undertaken shall be submitted to the County Planning Authority no later than five working days from the receipt of the complaint, unless a later date is otherwise agreed in writing by the County Planning Authority. The approved proposals shall be implemented in accordance with the agreed programme and shall be maintained thereafter.

Reason: In the interests of amenity protection having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Informatives

The applicant's attention is drawn to the following informative comments from the Crime Prevention Design Advisor.

- Boundary treatment should be installed that has the capability of 'Zoning' the site depending on use. If walls are below 1.8m and are not to be used as seating they should have a suitable capping
- An appropriate level of access control for pedestrian, cycles and vehicles with pedestrian routes designed to maximise on safety
- Landscaping designed to maximise on surveillance and minimize opportunities for crime or anti-social behaviour
- Cycle parking provision to feature cycle stands capable of securing both wheels and frame with a single locking device
- Access control systems should use combination of fob/proximity/biometric methods of access
- Intruder alarm system should be police response compliant and allow for zoning so that areas can be alarmed while not in use. This is important as the school will allow community use out of hours
- The site should follow the principles as set out in Secured by Design for Schools: <http://www.securedbydesign.com/pdfs/New-Schools-2014.pdf>

The minimum security for an educational facility should be as follows:

- External doors should comply with the Loss Prevention Certification Board (LPCB) security standard LPS1175 SR 2 or PAS 23/24
- All ground floor and other accessible or vulnerable windows must be independently certificated to PAS24 (Windows of Enhanced Security), or the LPCB security standard LPS1175 SR 2 or 3. These same windows must also use laminated glazing tested to P2A standard.

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- An intercom system and access control should also feed in to the staff office.
- Site boundary should secure the perimeter out of hours.

REASONS FOR APPROVAL

In order for the Diamond Learning Community to better accommodate its existing pupil numbers, it is proposed to construct a new school hall and changing rooms that will support the school curriculum, the delivery of hot school meals and be of considerable community benefit and which also provides a link between the two school buildings including a new entrance to provide focus. Other works also include necessary structural repairs to the former junior school and improved circulation and staff facilities.

The concerns expressed by local residents regarding the potential amenity impacts of the development have been carefully considered and whilst it is accepted that there will be some impact upon residential amenity particularly during the construction phase in terms of traffic, highway safety and amenity issues, these are not considered to be significant enough to justify refusal of the planning application and are outweighed by the need to enhance the educational facilities of the school. It should be noted that none of the statutory consultees have raised any objections to the proposed development. The NPPF gives great weight to the need to create, expand or alter schools and therefore, it is considered that need for the development outweighs any potential negative impacts relating to amenity and the proposed development is acceptable having regard to the National Planning Policy Framework (in particular paragraph 72) and to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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 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.

Date 3rd July 2014

Signed G.P. Watson

For Assistant Director of Environment and Planning

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