



## Town and Country Planning Act 1990

### PLANNING PERMISSION

#### Name and address of applicant

Northamptonshire County Council  
John Dryden House  
8-10 The Lakes  
Northampton  
Northamptonshire  
United Kingdom  
NN4 7DA

#### Name and address of agent (if any)

Mr Nick Stenton  
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Science \_ Innovation Centre  
Bletchley Park  
Milton Keynes  
Buckinghamshire  
United Kingdom  
MK3 6EB

#### Part I - Particulars of application

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##### Date of Application

5 November 2015

##### Application No.

**NCC Ref:** 15/00082/CCDFUL

**DDC Ref:** DA/2016/0002

#### Particulars and location of development

Extensions to create two additional classrooms, staffroom and external alterations to car park at Brixworth Voluntary Controlled Primary School, Foxhill Crescent, Brixworth, Northamptonshire, NN6 9BG.

#### 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. Time Limit

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

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Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

## 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 and plans:

- (a) Application Forms dated 30 October 2015;
- (b) Planning Statement V1 dated October 2015;
- (c) Design and Access Statement V2 dated November 2015;
- (d) Drawing No. NCC005 100 Rev D      Location and Block Plans;
- (e) Drawing No. NCC005 101            Topographical Survey;
- (f) Drawing No. NCC005 102           Existing Ground Floor Plan (Part 1 of 2);
- (g) Drawing No. NCC005 103 Rev A   Existing Ground Floor Plan (Part 2 of 2);
- (h) Drawing No. NCC005 104           Existing Elevations;
- (i) Drawing No. NCC005 106 Rev A   Proposed Ground Floor Plan (Part 1 of 2);
- (j) Drawing No. NCC005 107 Rev B   Proposed Ground Floor Plan (Part 2 of 2);
- (k) Drawing No. NCC005 108 Rev A   Proposed Elevations;
- (l) Preliminary Ecological Appraisal Ref. 772874-REP-ENV-001 Rev 1, dated 26 October 2015; and
- (m) Arboricultural Impact Assessment V3 issued 10 December 2015.

Reason: To specify the approved documents to ensure the development as proposed is permitted and in the interests of amenity protection having regard to Saved Policies GN2 and EN42 of the Daventry District Local Plan (1997).

## 3. Construction Management Plan

Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the County Planning Authority. The Construction Management Plan shall include the following elements:

- (i) Detailed work programme/timetable;
- (ii) Detailed routeing for demolition, excavation, construction and abnormal loads;
- (iii) Supply of pre-journey information on routeing and site restriction to contractors, deliveries and visitors;
- (iv) Detailed plan showing the location of on-site stores and facilities including the site compound, contractor and visitor parking and turning as well as un/loading point, turning and queuing for HGVs;
- (v) Breakdown of number, type, size and weight of vehicles over demolition and construction period;
- (vi) Details of debris management including location of wheel wash, programme to control debris spill/tracking onto the highway to also include

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sheeting/sealing of vehicles and dust management;

(vii) Details of public impact and protection to include road, footway, cycleway and Public Right of Way. Details of Traffic Regulation Orders and road/footway/ cycleway/PRoW closures and re-routings as well as signage, barriers and remediation;

(viii) Procedures for maintaining good public relations including complaint management, public consultation and liaison.

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 Saved Policies GN2 and EN42 of the Daventry District Local Plan (1997).

#### **4. Hours of Construction**

Except as may otherwise be agreed in writing by the County Planning Authority and 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 Saved Policies GN2 and EN42 of the Daventry District Local Plan (1997).

#### **5. Hours of Working - Construction Delivery**

Construction traffic or deliveries shall not be permitted to enter or leave the site between 8.15am to 9.15am and 2.45pm to 3.45pm Mondays to Fridays during school term time.

Reason: To protect the amenities of neighbouring properties from noise and other disturbance and in the interests of highway safety having regard to Saved Policies GN2 and EN42 of the Daventry District Local Plan (1997).

#### **6. Highway Safety**

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: To ensure satisfactory access and avoid any adverse impacts on the highway network and highway safety having regard to Saved Policies GN2 and EN42 of the Daventry District Local Plan (1997).

#### **7. Travel Plan**

Within 3 months of the occupation and use of the development, a revised travel plan shall be submitted for approval in writing by the County Planning

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Authority in consultation with the Highway Authority. The approved travel plan shall be implemented by the School Management Team and the first review shall take place within 3 months of occupation of the permanent extension hereby permitted and thereafter subsequently reviewed on an annual basis and updated where appropriate with updates to be submitted to the County Planning Authority for approval in writing.

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).

#### 8. **Materials**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with those detailed in the application.

Reason: In the interest of the appearance of the school and the visual amenities of the area having regard to Saved Policies GN2 and EN42 of the Daventry District Local Plan (1997).

#### 9. **Arboricultural Report**

Except as otherwise required by conditions attached to this planning permission the development shall be undertaken in accordance with the submitted Arboricultural Impact Assessment V3 issued 10 December 2015.

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

#### 10. **Tree Protection Scheme**

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 provision of the BS5837:2012. 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, without the prior written consent of the County Planning Authority.

Reason: In the interests of amenity protection, landscape character and biodiversity having regard to Saved Policies GN2 and EN42 of the Daventry District Local Plan (1997).

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## 11. Landscaping Scheme

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. 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 Saved Policies GN2 and EN42 of the Daventry District Local Plan (1997).

## 12. Landscape Maintenance

Trees, shrubs and hedges planted in accordance with the approved landscaping scheme (condition 11) shall be maintained and any plant 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 Saved Policies GN2 and EN42 of the Daventry District Local Plan (1997).

## 13. Breeding Birds

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 September 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: In the interests of biodiversity having regard to Saved Policies GN2 and EN42 of the Daventry District Local Plan (1997).

## 14. External Lighting

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 Saved Policies GN2 and EN42 of the Daventry District Local Plan (1997).

## 15. Complaints

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 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 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.

## INFORMATIVES

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. 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 1AX (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.

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- Any variations to the Arboricultural Method Statement must be agreed in advance in writing with the County Planning Authority. The contact details for the Arboricultural Clerk of Works, Contractor and subcontractors and the Project Manager should be appended to the AMS in Appendix 5 prior to commencement of site set-up, installation of service, works to trees or commencement of development.

Date 29<sup>th</sup> January 2016

Signed G.P. Watson

For Assistant Director of Environment and Planning

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