



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

LGSS Property Services NCC
John Dryden House
8-10 The Lakes
Bedford Road
Northampton
Northamptonshire
NN4 7DA

Name and address of agent (if any)

B3 Burgess Ltd
19 Loughborough Technology Centre
Loughborough
Leicestershire
LE12 9HY

Part I - Particulars of application

Date of Application

11 March 2016

Application No.

NCC Ref: 15/00094/CCDFUL

DDC Ref: DA/2016/0214

Particulars and location of development

Two storey extension to existing building to provide a four classroom teaching block, link corridor to existing building, extensions to classrooms 03 and 04 and associated alterations, enlargement of existing external opening in classroom 05, enlarged car parking area and provision of a multi use games area (MUGA) on the adjoining playing field at Overstone Primary School, Sywell Road, Overstone, Northamptonshire, NN6 0AG.

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

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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

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 documents:
 - i. Application Forms dated 8 December 2015
 - ii. Planning Statement (November 2015)
 - iii. Design & Access Statement v1 (November 2015)
 - iv. BCAL Transport Statement ref: R-TS-T8015PM-01-0 dated November 2015
 - v. JPP Consulting Flood Risk Assessment ref: R-FRA-T8015PM-01-0 dated February 2016

Drawings

- | | | |
|-------|-----------|---------------------------------------|
| vi. | X-1 A | Site Location |
| vii. | X-01 | Plan as Existing |
| viii. | GA-00-1 J | Proposed Site Layout including MUGA |
| ix. | G02 110 D | Proposed Ground and First Floor Plans |
| x. | G02 310 B | Proposed Elevations and Sections |
| xi. | G02 120 B | Proposed Roof Plan |

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 S10 of the West Northamptonshire Joint Core Strategy (2014).

Construction Management

3. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to the Planning Authority for approval in writing. The Construction Management Plan shall include and specify the provision to be made for the following:
 - 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;

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- v. Details of debris management including location of wheel wash, programme to control debris spill/tracking onto the highway to also include sheeting/sealing of vehicles and dust management;
- vi. If required, details of public impact and protection to roads, footways, cycleways and Public Right of Ways including details of Traffic Regulation Orders and road/footway/ cycleway/PRoW closures and re-routings as well as signage, barriers and remediation;
- vii. Provision for emergency vehicles;
- viii. Procedures for maintaining good public relations including complaint management, public consultation and liaison;
- ix. Overall strategy for managing environmental impacts and potentially damaging construction activities which may arise during construction in particular noise;
- x. Procedures for dealing with variations, investigation and reporting of unplanned incidents (e.g. pollution or unexpected occurrence of protected species);
- 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.

Reason: In the interests of residential amenity, highway safety and visual amenity having regard to Saved Policy GN2 of the Daventry District Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

Hours of Construction

4. 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 Policy GN2 of the Daventry District Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

Hours of Working - Construction Delivery

5. Construction vehicles shall not enter or leave the site between the hours of 8.15am to 9.15am and 2.45pm to 3.45pm Mondays to Fridays during term time.

Reason: In the interests of amenity and highway safety having regard to Saved Policy GN2 of the Daventry District Local Plan (1997).

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Materials

6. 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 Policy GN2 of the Daventry District Local Plan (1997).

7. Prior to the occupation of the building hereby permitted full details of the windows units and glazing in Elevation B (as shown on drawing no. G02 310 B) shall be submitted to the County Planning Authority for approval in writing.

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

Travel Plan

8. Within 3 months of the occupation and use of the development, a 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 and 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 Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

Cycle Spaces

9. The number of cycle spaces provided shall be reviewed annually alongside the school travel plan (condition 8) and additional covered 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 S10 of the West Northamptonshire Joint Core Strategy (2014).

Highways

10. Prior to the occupation and use of the development, a scheme shall be submitted to the County Planning Authority for approval in writing detailing the provision and location of white H-Bar road markings across residential accesses in Sywell Road in the vicinity of the school to prevent any inappropriate car parking. The scheme shall specify which residential properties accesses are to be included and show this on a plan. The agreed scheme shall be implemented prior to the development coming into use and

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shall be maintained thereafter.

Reason: In the interests of highway safety having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

Plant and Equipment

11. Prior to its installation, full details of proposed external plant and equipment, including any renewable or low carbon technologies, shall be submitted to and approved in writing by the County Planning Authority. The submitted information shall include elevation drawings showing any plant and equipment that will affect the approved elevations. The development shall be carried out in accordance with the approved details.

Reason: In the interest of the appearance of the building and the amenity of the area having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014) and Saved Policy GN2 of the Daventry District Local Plan (1997).

Noise

12. Prior to the commencement of any part of the development hereby permitted full details of predicted noise from any proposed external plant or equipment, including renewable or low carbon technology, and the provisions to be made for its control, shall be submitted to and approved in writing by the County Planning Authority. The approved control measures shall be implemented prior to occupation of the building hereby permitted and shall be maintained thereafter.

Reason: In the interests of residential amenity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014) and Saved Policy GN2 of the Daventry District Local Plan (1997).

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.

Reason: In the interests of amenity, ecology, site security and sustainability in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy (2014) and Saved Policy GN2 of the Daventry District Local Plan (1997).

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Arboricultural Method Statement

14. No development shall take place, nor equipment, machinery or materials shall be brought on to the site for the purpose of development, until an amended and updated 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 BS5837:2012 (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, shrubs or hedgerow that are to be removed as well as those trees, shrubs or hedgerow 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, shrubs or hedgerow 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.

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 Saved Policy GN2 of the Daventry District Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

Ecology

15. No development to the building hosting the bat roost shall take place until the County Planning Authority has been provided with a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010, authorising the hereby approve development to go ahead.

Reason: As the development requires a licence issued by Natural England to take place having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

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Surface Water Management

16. Prior to the commencement of drainage works a final surface water drainage scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall be based on the approved Flood Risk Assessment (prepared by JPP Consulting, Report Ref: R-FRA-T8015PM-01-0, February 2016). The scheme shall subsequently be implemented in accordance with the approved details.

The details of the scheme shall include:

- a) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures.
- b) Demonstration that no above ground flooding occurs for any conventional element of the proposed drainage system for events up to and including the 3.3% (1 in 30 year) event; and that no flooding from the system affects downstream property for events up to and including the 1% (1 in 100 year) plus climate change event.

Reason: To prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site.

Complaints

17. 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 S10 of the West Northamptonshire Joint Core Strategy (2014) and Saved Policy GN2 of the Daventry District Local Plan (1997).

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.

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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 366700) 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.
4. The applicant's attention is drawn to the protection given to breeding birds under the Wildlife and Countryside Act 1981. To avoid contravening the relevant provisions of the Act it would be advisable to avoid carrying out any work that might damage an active nest during the bird breeding season (March to September inclusive) or to ensure that an appropriate inspection is undertaken by a competent person to ensure that no breeding birds will be adversely affected.
5. The applicant's attention is drawn to the crime prevention design information contained in the email from Northamptonshire Police dated 7 April 2016.
6. The applicant's attention is drawn to the most up to date guidance on the application of climate change allowances: <https://www.gov.uk/guidance/flood-risk-assessment-climate-change-allowances>

Under this guidance developers are expected to design the surface water attenuation on site to accommodate the 1:100 year +20% cc and undertake a sensitivity analysis to understand the flooding implication for the 40% cc. If the implications are significant i.e. the site could flood existing development (additional flow of runoff from the site) or put people at risk (by increased hazard levels within or off the site) then it may be necessary to provide more attenuation working up toward 40% cc, or to provide additional mitigation allowances, for example a higher freeboard to ensure no risk to third parties/onsite users for the extreme 40% cc scenario.

POSITIVE AND PROACTIVE MANNER STATEMENT

In determining this planning application the Waste 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 20th May 2016

Signed G.P. Watson

For Assistant Director of Environment,
Planning and Transport

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