



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

Northamptonshire County Council
LGSS Property Services
John Dryden House
8-10 The Lakes
Northampton
NN4 7DA

Name and address of agent (if any)

Part I - Particulars of application

Date of Application

15 March 2016

Application No.

NCC Ref: 16/00005/CCDFUL

DDC Ref: DA/2016/0206

Particulars and location of development

Extension and Alterations to existing Primary School at Flore Church Of England Primary School, The Avenue, Flore, Northamptonshire NN7 4LZ.

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 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.

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 19 February 2016;
- b) Planning Statement Ref. 6541-010101-160216-MC-MC, dated February 2016;
- c) Statement of Need, dated March 2016;
- d) Drawing No. 6541-01 Rev A Location Plan;
- e) Drawing No. 6541-02 Rev A Site Plan;
- f) Drawing No. 6541-10 Rev A Site Plan as Existing;
- g) Drawing No. 6541-11 Rev A Survey as Existing;
- h) Drawing No. 6541-12 Rev A Elevations as Existing;
- i) Drawing No. 6541-13 Rev A Plan as Proposed;
- j) Drawing No. 6541-14 Rev A Elevations as Proposed;
- k) Arboricultural Report Ref. 15-2380 3693 10 Rev 4, dated February 2016; and
- l) Extended Phase 1 Survey Ref. 15-2482 3693 10 Rev 2, dated January 2016.

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. 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).

4. 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).

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5. 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).

6. 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 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).

7. 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).

8. Archaeology

No development or preliminary groundworks shall take place until a written scheme and programme of archaeological investigation and recording has been submitted to and approved in writing by the County Planning Authority. The scheme and programme of archaeological investigation and recording shall be implemented prior to the commencement of the development hereby permitted.

Reason: To ensure that any archaeological interest has been adequately investigated and recorded prior to the development taking place having regard to paragraph 141 of the National Planning Policy Framework (2012).

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9. Arboricultural Method Statement

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, scrub 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 protection measures shall be appropriate to the scale and duration of the development hereby permitted and shall include:

- (a) 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 protection measures proposed around any Root Protection Area, Construction Exclusion Zone and/or Ground Protection Zones; and
- (b) Details of development supervision by a suitably qualified, competent and experienced person.

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. Protected Species

The development shall be undertaken in accordance with the proposals and recommendations in Section 5.0 and Appendix 4 of the Extended Phase 1 Survey Ref. 15-2482 3693 10 Rev 2, dated January 2016.

Reason: To ensure that the development is undertaken in compliance with the Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended) in the interests of safeguarding protected species and to make appropriate provision for the management of natural habitat within the approved development in the interests of biodiversity having regard to Saved Policies GN2 and EN42 of the Daventry District Local Plan (1997).

11. Landscaping/Ecological Enhancement Scheme

Within 3 months of the commencement of the development, a Landscaping/Ecological Enhancement Scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include details of both the hard landscaping (the re-positioned hard surfacing/social seating area) and soft landscaping (any replacement planting to provide a net gain for biodiversity in accordance with paragraph 5.8 of the Extended Phase 1 Survey Ref. 15-2482 3693 10 Rev 2, dated January 2016). Details of the soft landscaping shall include types, number and size of species proposed with a focus on native species. The scheme shall also include details of ecological enhancements in accordance with paragraphs 5.9 and 5.10 of the Extended Phase 1 Survey Ref. 15-2482 3693 10 Rev 2, dated January 2016.

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Reason: To ensure the biodiversity 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 13) 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 biodiversity 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. 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.

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).

14. 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).

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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.

Date 12th May 2016

Signed G. P. Watson

For Assistant Director of Environment,
Planning and Transport

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