



PLANNING COMMITTEE: 29th October 2014
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2014/0619: Construction of 38no. dwellings and associated works at former Raeburn School, Raeburn Road

WARD: Kingsley

APPLICANT: Mr. C Wickham. Westleigh Developments
AGENT: RDC Development Consultants

REFERRED BY: Director of Regeneration, Enterprise and Planning

REASON: Major development requiring a legal agreement

DEPARTURE: YES

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL IN PRINCIPLE subject to conditions and for the following reason:

The proposed development would result in the satisfactory reuse of this previously developed site on account of the proposal representing a sustainable residential development that would address the established need for housing within Northampton. Furthermore, the proposal has established a number of acceptable design parameters that would ensure that the proposed development would be of a satisfactory scale and design whilst ensuring a neutral impact upon neighbour amenity. The proposal is therefore in compliance with the National Planning Policy Framework, Policies E19, E20, E40, H7, H17, H32, L2 and T12 of the Northampton Local Plan and Policies S1, S4, S10, H1 and H2 of the Submitted West Northamptonshire Joint Core Strategy.

- 1.2 That determination of the application be delegated to the Director of Regeneration, Enterprise and Planning in order to resolve the outstanding Highway concerns as detailed within the report including amending and adding to the list of Conditions as included within Section 9.
- 1.3 The prior completion of a Section 106 Legal Agreement to secure:
- i) 35% on site affordable housing;
 - ii) A payment towards primary and secondary education provision;
 - iii) A scheme for the provision of construction worker training opportunities and a payment towards the operation of this programme; and
 - iv) The Council's monitoring fee.
- 1.4 It is also recommended that in the event of the Section 106 Legal Agreement not being completed within three calendar months of this Committee meeting, in addition to being able to grant planning permission as recommended above, the Director of Regeneration, Enterprise and Planning be given delegated authority to either refuse or finally dispose of the application (at his discretion) on account that the necessary mitigation measures have not been secured in order to make the proposal acceptable in line with the requirements of Northampton Local Plan Policy E19 and the National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 The application seeks full planning permission to erect 38 dwellings comprising 17no. two bedroom houses, 17no. three bedroom houses, 2no. two bedroom maisonettes and 2no. two bedroom bungalows together with access and associated infrastructure on land off Raeburn Road.
- 2.2 The development would be served by 58 car parking spaces. Vehicular access to the site would be from Wallace Road with a further pedestrian access from Raeburn Road.

3. SITE DESCRIPTION

- 3.1 The application site is located off Raeburn Road and Wallace Road and has an area of approximately 0.84 hectares. It consists of land which was formally used as a school with associated playing fields. The school has now been demolished and the site is vacant.
- 3.2 The site is allocated as a school site in the Northampton Local Plan. It is surrounded on three sides (north, west and south) by established housing. To the east of the site is Kingsley Primary School and Wallace Road Nursery School.

3.3 Vehicular access to the site is located on Wallace Road. The access served the former school and also serves the Nursery School. There is an additional pedestrian access into the site from the corner of Raeburn Road/Rothesay Road.

4. PLANNING HISTORY

4.1 70/695 – Erection of school – Deemed consent granted.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the Northampton Local Plan 1997. Whilst not yet adopted, weight can be attributed to the Submitted West Northamptonshire Joint Core Strategy (as subsequently modified).

5.2 National Planning Policy Framework (NPPF)

Of particular note is that Paragraph 49 requires that proposals for housing should be encouraged within the context of promoting sustainable development. The same paragraph also states that in instances where a five year housing land supply cannot be demonstrated (which is the case in Northampton), any relevant Development Management policies cannot be considered to be up to date. Paragraph 14 requires that in instances where the development plan is silent or out of date, the overarching aim of providing sustainable development should be used to determine planning applications.

In terms of providing additional housing, it is incumbent that planning decisions provide a variety of housing types in order to meet the wide range of differing needs for housing (paragraph 50). In design terms it is required that the planning decision proactively support sustainable development, mitigating impacts on amenity and facilitating mixed uses (paragraph 17).

The NPPF requires that new developments are of a high quality design, which secures a good standard of amenity for all existing and future occupiers of land and buildings (paragraph 17). The same paragraph also requires the effective reuse of previously developed land and focuses significant developments on sites that are sustainable.

Paragraph 34 requires developments that are likely to generate a significant amount of movement be located in positions where the need for travel is minimised. This is expanded upon in paragraph 35, where

the creation of safe and secure road layout are required which minimise conflicts between pedestrians, cyclists and traffic.

Paragraph 35 states that, where practicable, developments should be designed with a safe and secure layout that reduced the potential for conflicts between pedestrians and traffic. The NPPF also requires that new developments be of a good quality design (paragraph 56).

5.3 Northampton Local Plan

Policy L2 allocates this site as an education establishment and states that planning permission to redevelop the site should only be granted in instances where it can be demonstrated that the land or facilities is not needed in the long term for recreation or leisure purposes and that the site should not have any significant amenity or landscape value; that the scheme retains/ provides adequate outdoor or indoor recreational facilities for public use; and that any existing sports and recreation facilities can be retained or enhanced.

Policy E19 requires that new developments offer sufficient mitigation against its impacts; Policy E20 states that new buildings should be of an appropriate design; Policy E40 requires that new developments pay sufficient regard to minimising crime and anti-social behaviour; and Policy T12 necessitates that new developments have sufficient manoeuvring space for commercial vehicles.

In addition, Policy H7 states that new proposals should be of a good design and amenity; Policy H17 requires the provision of a suitable level of housing for people with disabilities; and Policy H32 necessitates the provision of some affordable housing.

5.4 Other Material Consideration – Submitted West Northamptonshire Joint Core Strategy

Weight can be given to the West Northamptonshire Joint Core Strategy (JCS), this would be significant where a policy has received few representations and unresolved objections are not considered likely to have a significant bearing on the strategy of the Plan. The JCS provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF.

The Inspector's report on the examination into the JCS was published on 7th October 2014. The Inspector concluded that the main modifications made to the report (which were subject to public consultation and submitted in January 2014) satisfy the requirements of Section 20(5) of the Planning and Compulsory Purchase Act 2004 and meet the criteria for soundness in the NPPF.

Policy S1 of the JCS states that new developments would be concentrated primarily in and adjoining the existing principal urban area of Northampton. Of particular relevance to this application, Policy S4 requires the provision of about 28,470 new dwellings within the Northampton Related Development Area (NRDA) between 2011 and 2029. This figure has been calculated as a result of the West Northamptonshire Objectively Housing Needs Assessment. Policy S10 requires that new developments be located in a position where services and facilities can be accessed by walking, cycling or public transport.

Policy H1 requires that a mixture of house types are provided, which should be of varying sizes, types and tenures. Policy H2 also requires that at least 35% of developments of 15 or more dwellings should be made available for occupation as affordable housing.

In addition to these matters, Policy INF1 requires that developments provide sufficient infrastructure to mitigate the impacts of development, which is in addition to Policy INF2 that requires a reliable mechanism for the provision of such infrastructure.

5.5 **Supplementary Planning Guidance**

Northamptonshire County Parking Standards SPG 2003

Planning out Crime in Northamptonshire SPG 2004

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

Original Consultation

- 6.1 **Environment Agency** – Recommend condition regarding drainage.
- 6.2 **Environmental Health (NBC)** - Recommend conditions regarding contamination.
- 6.3 **Waste Planning (NCC)** - the applicant should submit a Waste Audit and a Waste Management Facilities Strategy.
- 6.4 **Highway Authority (NCC)** – requires Transport Statement or Assessment. Express concern regarding stagger of proposed junction with Wallace Gardens. Require dimensions of visibility splays at the junction. Concerns about SUDs drainage. Request amended plans to address various issues - width of road, parking bays, length of turning head and visibility splays.
- 6.5 **Development Management (NCC)** – Section 106 obligations are requested to fund the provision of the education system, the fire and

rescue service and libraries. It is also requested that an additional fire hydrant is provided.

- 6.6 **Sport England** – no objection. No locally important sports facilities are to be lost and the amount of housing proposed falls below the threshold that is considered could make a significant impact on the need for additional sports facilities.
- 6.7 **Arboricultural Officer (NBC)** – recommend conditions regarding tree protection and landscape scheme.
- 6.8 **Northamptonshire Police Crime Prevention Design Advisor** – no objections in principle but make a number of recommendations for improvements.
- 6.9 **Archaeology (NCC)** – the area has been archaeologically evaluated and the archaeological potential of this site is low. No further archaeological works will be required.
- 6.10 **Anglian Water** - recommend conditions regarding drainage
- 6.11 **Construction Futures** - request a Section 106 obligation to fund and provide construction worker training opportunities.
- 6.12 **Urban Designer (NBC)** – notes that the site has severe constraints and considers the design is poor and unacceptable.
- 6.13 **Housing Strategy (NBC)** – the proposal is for 38 dwellings with 13 being identified as affordable and 25 market dwellings. In terms of policy requirements 35% would equate to 14 dwellings if rounded up. An extra 2 or 3 bed would be acceptable. 10% of dwellings should be to mobility standard to comply with Policy H17 of the Local Plan. In particular the bungalows address the needs of wheelchair users which is to a higher standard than Lifetime Homes and effectively ensures policy requirements will be met.
- 6.14 **Councillor Udall** – requests meeting to discuss option of opening up a second access way at the Rothesay Road/Raeburn Road junction. (The applicant was in touch with Councillor Udall and advised her that the Highway Authority would not accept a second access way off Rothesay Road/Raeburn Road, in view of this a meeting is no longer required).
- 6.15 Objections have been received from **2 Rothesay Road, 81 Kenmuir Avenue, 2, 3, 5, 7 and 12 Wallace Road, 46 Raeburn Road**, comments can be summarised as:
 - The development will adversely affect the flow of traffic within the area. Wallace Road already suffers from a high level of congestion and usage especially at school times.

- Vehicular access to the development should be via or shared with Rothesay Road/ Raeburn Road entrance.
- New extension to the primary school will open in Sept 2014. Traffic counting statistics are therefore not accurate.
- Concerns about safety of children using Nursery and Primary Schools.
- The noise and pollution levels would be unacceptable during development.
- Construction traffic would cause damage to existing houses.
- Future increase in road maintenance requirements need to be considered.
- Concerns about security of houses backing onto the site.
- Questions boundary treatment adjacent to existing housing.
- Considers bungalows adjacent to 2 Rothesay Road would be less imposing.
- Concerns about loss of last green area in the neighbourhood.

Revised consultation (following submission of revised layout, amended plans and further Highway information)

- 6.16 **Highways (NCC)** – state that whilst the stagger of the junction with Wallace Gardens does not comply with LHA’s standards on junction spacing, because of the number of dwellings served by Wallace Gardens and considering the am and pm trip rates and the required visibility splays being met, the LHA will allow the junction spacing of 11 metres on this occasion.

State that a swept path analysis will need to be provided to justify the S-bend arrangement near the entrance of the new access road.

Make comment regarding surface treatment.

State that the proposed SUDs basin is not acceptable due to its proximity to highways adoptable footpath link.

State that the parking arrangement where more than 4 parking spaces that abut each other on a street frontage is not acceptable.

- 6.17 **Wallace Road Nursery School** – concerned about impact of traffic during the build and on completion of the development. Unsure about footpath leading to the development - it shows no details as to footpath crossing the nursery car park entrance. Not sure how the splay at the entrance will be achieved. Concern about loss of nursery land. Asks if

serious consideration has been given to accessing the site from the Raeburn Road entrance. Would like to see details of street lighting and road markings for the new road. Asks if consideration has been given to parents parking down the road to bring/collect children from school. States this would cause a problem for school deliveries and a hazard for those walking to school.

6.18 **Northamptonshire Police Crime Prevention Design Advisor** – considers the amended layout is an improvement and the majority of previous concerns have been addressed.

6.19 **Sport England** – no further comments.

6.20 **12 Wallace Road** – still objects as can see no changes to concerns over traffic, vehicle access, state of road maintenance. States that no effort has been made to address concerns of people who live in the area such as providing an additional access. Also no traffic survey has taken place whilst the school and nursery are active.

7. **APPRAISAL**

Principle of the development

7.1 Whilst it is accepted that the site has an allocation within the Local Plan as being a school site, it should be noted that the school has been vacant for a number of years and the site has been cleared. As a consequence of this, there is no realistic likelihood of the site being used for education or community uses within the foreseeable future. Furthermore, the site does not have any significant landscape value or facilities that could be used for sports or leisure uses. As a consequence of this, it is considered that the development of this site for residential purposes would not be in breach of Local Plan Policy L2.

7.2 It should be recognised that the Local Plan is exceedingly dated and as a consequence, more recent policy documents carry a significant amount of weight. In particular, the submitted JCS recognises that there is a significant need for delivering new housing within the existing built fabric of Northampton. In addition, the NPPF requires that local authorities demonstrate a five year supply of housing land. The bringing forward of this site for residential uses would contribute towards addressing these issues.

7.3 By reason of the site's positioning within an existing residential area and relative proximity to Kingsley area containing a mix of retail and commercial facilities, in addition to good public transport links, combined with the general availability of schools and open space within the area, it is considered that the proposal represents sustainable development and is therefore acceptable. The sustainable nature of the proposal is further emphasised by the fact that the development would

result in a previously used site being bought back into a productive use.

- 7.4 Of the provided dwellings, 35% would be secured for use on affordable tenures and a minimum of 10% of the development would be constructed to the Council's mobility standards. These factors when combined with the mix of dwellings in terms of houses, maisonettes and bungalows and the variation in bedrooms means that a development would be provided that would include a significant amount of choice in terms of house type, which would be in conformity with the aims and objectives of the NPPF.
- 7.5 The site was previously used as a school and is now proposed for residential purposes. There is a risk arising from potential contaminants, such as those that are naturally occurring. A ground investigation report has been submitted with the application and as a result of this, a condition is recommended that would require a thorough investigation into this matter and, if necessary, identifying a suitable mitigation strategy.

Design and appearance

- 7.6 The site is unusually shaped with a long linear section to the south east providing access to Wallace Road and another linear section to the south west which formerly provided the pedestrian access to the school. It is set behind existing housing on three sides (north, west and south boundaries) with the playing field to Kingsley Primary School and Wallace Road nursery forming the eastern boundary. The site is laid out to back onto the common boundaries with the surrounding dwellings. The access road is centrally placed to serve dwellings on both sides and terminates with a turning head at the north of the site. The linear section that links to Raeburn Road/Rothesay Road accommodates 2 bungalows that will front onto a drainage easement area. The easement area is used as a private drive to serve the bungalows and the remainder of it will be landscaped. This section will also accommodate a public footpath link to/from the site. It is considered that the proposed layout and makeup of the scheme represents an efficient and logical use of the site.
- 7.7 The immediate area of the site is made up of Local Authority Housing built during the 1930s, much of which is now within private ownership. The housing is 2 storey and traditionally elevated with brick quoins, timber eaves and fascia, brick cills and stone heads. The houses are mainly in groups of 2, 3 or 4 and are built in red brick or red and buff brick or brick and render. The design of the original scheme was considered to be unacceptable but it has since been revised to comply with comments received from the Council's Urban Designer and Northants Police. The amended elevations now reflect details found on surrounding housing including brick detailing, rendering and gable fronts. Changes to layout ensure clarity between public and private areas, active frontages and improved surveillance. As a consequence it

is considered the revised layout and detailing adds interest to the scheme which is now satisfactory in the context of its surroundings.

Impact upon neighbouring properties

- 7.8 As stated above the proposed dwellings are laid out to back onto the common boundaries with the surrounding dwellings. The separation distances between the rear elevations of the dwellings are approximately 30 metres and therefore acceptable. At the entrance to the site adjacent to 2 Rothesay Road are two single storey dwellings. The provision of single storey properties at this point to a maximum ridge height of 5 metres reduces the impact of the development on this adjacent property. A condition is also proposed restricting permitted development rights with regard to extensions to the new properties. These measures are considered sufficient to ensure that the development has a neutral impact upon the amenities of the existing neighbouring properties.
- 7.9 It is accepted that the carrying out of the development is likely to create some noise and disturbance during construction works. In order to counteract this, a condition is recommended that would require the submission of a Construction Environment Management Plan (CEMP) prior to the carrying out of any development. This plan would cover, but would not be limited to, matters such as the hours in which buildings works would take place, strategies for the suppression of dust and noise and facilities for the washing of wheels of construction vehicles.
- 7.10 The proposed development includes the reopening of the site's entrance onto the pedestrian route that runs from Raeburn Road/Rothesay Road. Whilst it is accepted that usage of this path would increase over the current situation due to the non-operation of the school site, it is considered that the level of usage of the path is unlikely to be significantly more intense than that associated with the school use. Moreover, it is likely that usage would be staggered over longer periods of the day. As a consequence, it is likely that this situation would not cause any undue detrimental impact upon existing residents, whilst promoting more sustainable means of travel.

Highway impacts

- 7.11 Although the site has been vacant for a number of years, it should be recognised that it was previously used as a school. As a consequence of this, the former use of the site would have also attracted a significant amount of traffic. It is not considered therefore that the development of this site for residential purposes would pose any unduly significant impact upon the highway network. Numerous objections have been received on traffic grounds and suggestions have been made regarding providing vehicular access at the Raeburn Road/Rothesay Road pedestrian entrance. This point lies adjacent to a crossroad junction and any further access joining this junction would not be acceptable to the Highway Authority.

- 7.12 The scheme includes the provision of 58no. off street parking spaces which equates to 1.5 spaces per unit and represents an appropriate level of car parking in this instance.
- 7.13 The applicant has submitted a Transport Assessment, which has concluded that the proposed development would not have a significant adverse impact upon the highway network. With regard to the access to the site, plans have been amended which now satisfy Highways in terms of visibility splays. The adjacent nursery has expressed concerns about loss of land to accommodate revised visibility splays but as the land is owned by the County Council who are also the Highway Authority the requirement for safe access takes precedence. The Highway Authority has made various observations which the applicant has aimed to address with amended plans. At the time of writing this report however, further comments are awaited from the Highway Authority. An update will therefore be provided to members at the Committee meeting.
- 7.14 Matters outstanding relate to the submission of a swept path analysis to demonstrate that a large bin lorry can safely navigate the development, the inclusion of a tactile crossing point where the carriageway surface material changes (adjacent to plot 38), removal of SUDs basin and submission of updated Flood Risk Assessment and amended parking arrangement to comply with NCC standards in terms of spacing between blocks.
- 7.15 The applicant has confirmed that the existing rear access to the nursery school will remain.

Trees and ecology

- 7.16 The site is currently covered in grass. There are a number of existing trees and hedges around the periphery of the site that will be retained where possible. The Council's Arboricultural Officer has confirmed no objection to the proposals in an arboricultural context. A planning condition should be applied to ensure that appropriate tree protection is applied during construction to existing trees on the site.
- 7.17 An ecology and protected species report has been submitted with the proposal. This assessment concludes that the site has no potential for supporting breeding or roosting barn owls. The site has no ponds or similar water body which could be used by great crested newts for breeding. No reptiles were seen and none would be expected to occur at the site. There are no buildings which could support roosting bats and none of the trees has any features which could be used by bats for roosting. The site has no badger sett and no sign of use by badgers. The site has no open water habitats which could be used by water voles or otters. The site has limited potential nesting habitat for bird species. There are no habitats suitable for use by specially protected birds. The sites habitats are not of significant nature conservation

importance since they are common and widespread in built up areas. Therefore for the foregoing reasons, the development would not pose an unacceptable detrimental impact upon the natural environment.

Legal Agreement

- 7.18 By reason of the scale and type of development, a Section 106 Legal Agreement is required. The Community Infrastructure Levy Regulations specify three key legal tests in ascertaining whether a particular obligation can be requested. These specify that obligations should be:
- i) Necessary to make the development acceptable in planning terms;
 - ii) Directly related to the development; and
 - iii) Fairly and reasonably related in scale and kind to the development.
- 7.19 35% of the development would be utilised for the provision of affordable housing. The tenure mix will be agreed to ensure that the development provides a mixture of housing to provide a varied community in line with the requirements of national and local planning policies.
- 7.20 Development of this type which includes family accommodation is likely to place greater pressure on school provision in the area. It is therefore reasonable to secure, via the Section 106 Agreement, payments towards primary and secondary education provision. The County Council has also requested a payment for the provision of the fire services and libraries. There is no adopted development plan policy support for these requests and it is not clear what facilities would be secured needs would be addressed by this obligations. Therefore, it is not considered that this request can be supported. The County Council have also requested that a fire hydrant is provided. This is a matter that would be addressed under the relevant building regulations and does not need to be replicated as part of the planning process.
- 7.21 To comply with adopted policy the Section 106 agreement would also secure payments towards a construction training scheme to provide construction worker training opportunities.

8. CONCLUSION

- 8.1 In conclusion, it is considered that the proposed development represents the efficient and sustainable use of this previously developed site. It reflects the character of its surroundings, secures a satisfactory residential environment and would contribute towards meeting the established need for housing within Northampton. The development is therefore in accordance with National Planning Policy Framework, Policies E19, E20, E40 and H7, H17, H32 and T12 of the Northampton Local Plan and Policies S1, S4, S10, H1 and H2 of the Submitted West Northamptonshire Joint Core Strategy.

9. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the attached schedule of approved plans.

Reason: For the avoidance of doubt and to ensure conformity with the Planning Application.

3. Prior to the commencement of the development hereby permitted, a detailed remediation scheme which has regard to the Geoenvironmental Report May 2014 (Ref:C5919) to bring the site to a condition suitable for the intended use shall be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with the advice contained in the National Planning Policy Framework.

4. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to the Local Planning Authority. The use shall not commence until the verification report has been approved.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with the advice contained in the National Planning Policy Framework.

5. The development shall be carried out in accordance with the submitted drainage strategy.

Reason: To prevent environmental and amenity problems arising from flooding in accordance with the requirements of the National Planning Policy Framework.

6. Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to and approved in writing by the Local

Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity in accordance with Policy E20 of the Northampton Local Plan.

7. Prior to the commencement of the development, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with approved CEMP, which shall include:
- The control of noise and dust during the development process;
 - Traffic management and signage during construction;
 - Enclosure of phase or sub-phase development sites;
 - Provision for all site operatives, visitors and construction vehicles loading, parking and turning within the site during the construction period;
 - Arrangements during the construction period to minimise the deposit of mud and other debris on to the adjacent highway;
 - The safe means of access of construction traffic to the site;
 - Routing agreement for construction traffic;
 - Hours of operation of building works; and
 - Waste Management Strategy to minimise and deal with construction waste.

Reason: In the interests of securing a satisfactory impact upon the highways system and neighbour amenity in accordance with the requirements of the National Planning Policy Framework.

8. Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan.

9. Full details of the method of the treatment of the external boundaries and individual plot boundaries of the residential development shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the development hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

10. All vehicle parking spaces, access roads, circulation space and footways shall be fully implemented prior to the first use of the

residential development hereby permitted and retained for their designated use throughout the life of the development.

Reason: In the interests of securing a satisfactory standard of development in terms of highway safety, in accordance with the requirements of the National Planning Policy Framework.

11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping, including surface treatments for roads and parking areas for the residential development. The scheme shall include indications of all existing trees and hedgerows on the land and details of any to be retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

12. All planting, seeding or turfing comprised in the details of landscaping approved shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

13. All trees shown to be retained in the details submitted to discharge Condition 11 of this permission shall be protected for the duration of the development by (a) stout fence(s) to be erected and maintained on (an) alignment(s) to be approved in writing by the Local Planning Authority before any development works shall take place. Within the fenced area no development works shall take place on, over or under the ground, no vehicles shall be driven, nor plant sited, no materials nor waste shall be deposited, no bonfires shall be lit nor the ground level altered during the periods of development.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality in accordance with Policy E20 of the Northampton Local Plan.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions or other form of enlargement to the residential development hereby

permitted, nor erection of porches, outbuildings, hardstandings, storage tanks, gates, fences, walls or other means of enclosure shall take place without the prior written consent of the Local Planning Authority.

Reason: To prevent overdevelopment of the site in accordance with Policy E20 of the Northampton Local Plan.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no dormers shall be constructed in the roof of the dwellings hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy E20 of the Northampton Local Plan.

16. A minimum of 10% of the total number of dwellings shall be constructed to the Council's mobility standards in accordance with further details to be submitted to and approved in writing by the Local Planning Authority and implemented concurrently with the development and thereafter retained as such.

Reason: To ensure the provision and retention of dwellings suitable for use by people with disabilities in accordance with Policy H17 of the Northampton Local Plan.

10. BACKGROUND PAPERS

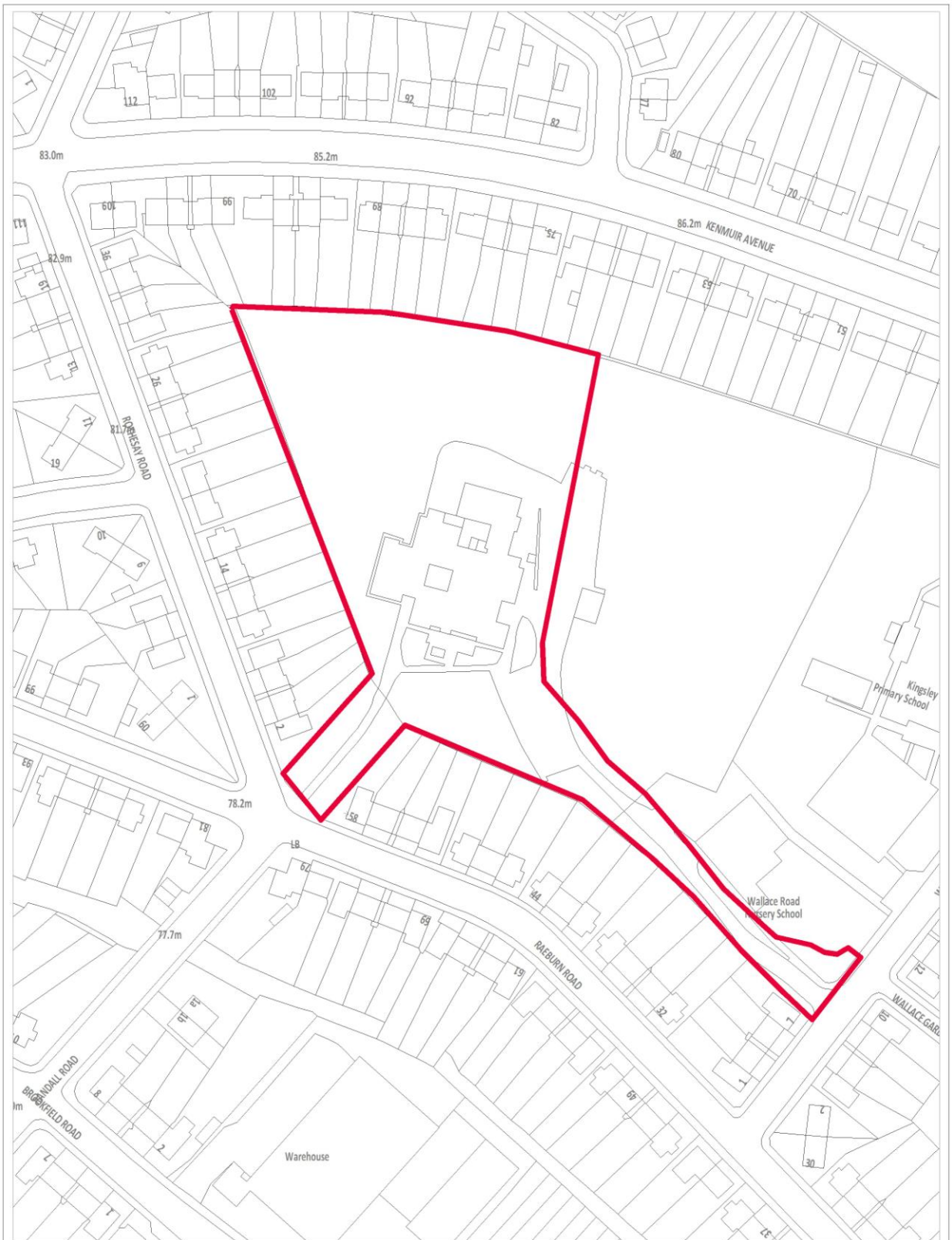
- 10.1 None.

11. LEGAL IMPLICATIONS

- 11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: Location Plan
 Date: 8th October 2014
 Scale: 1:1250
 Dept: Planning
 Project: Planning Committee

Title

Former Raeburn School, Raeburn Road

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