



PLANNING COMMITTEE: 19th January 2016
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

APPLICATION REF: N/2015/1471

LOCATION: Hardingstone County Primary School, Martins Lane

DESCRIPTION: Two storey extension to existing building to provide an eight classroom teaching block, link corridor to existing building, extension to existing school entrance/reception and associated alterations. External works include 19 additional car parking spaces, pedestrian access gate and additional hard play area

WARD: Nene Valley Ward

APPLICANT: Northamptonshire County Council
AGENT: Northamptonshire County Council

REFERRED BY: Director of Regeneration, Enterprise and Planning
REASON: Previous local interest of development on site

DEPARTURE: No

APPLICATION FOR CONSULTATION:

1. RECOMMENDATION

- 1.1 That the Committee raise **NO OBJECTION** to the proposed development for the following reason:

The proposed development would be in-keeping with the character of the existing school buildings. Given the scale of the development and distance from adjacent properties, it is considered that the proposed construction will have no undue impact upon residential amenity.

2. THE PROPOSAL

- 2.1 The County Council is consulting the Borough on a proposal for a two storey extension to existing building, extension to existing school entrance/reception and associated alterations. External works include 19 additional parking spaces, pedestrian access gate and additional hard play area.

3. SITE DESCRIPTION

- 3.1 The site is located on the south side of Martins Lane on a school allocated site in the Northampton Local Plan. The site is surrounded by residential development. The school consists of a single storey flat roof building constructed in the 1960s, with surrounding play areas.

4. PLANNING HISTORY

- 4.1 N/2015/0677 – installation of double mobile classroom.
N/2013/0207 – single storey portable building to be used as breakfast, after school and holiday club – approved.
N/2009/977 - Single storey extension to library and new external door.
N/2007/0108 - Installation of external security shutters to doors and windows on rear teaching block.
N/2002/1521 – Installation of post with security/safety lighting to staff car park.
99/0224 – New fencing.
98/0097 – New fencing.
95/197 – c/u caretakers house to educational.

5. PLANNING POLICY

5.1 Statutory Duty

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 adopted West Northamptonshire Joint Core Strategy (2014), and Northampton Local Plan (1997) saved policies.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 56 – new developments be of a good quality design.

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (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. Policies of particular relevance are:

Policy S10 – Sustainable Development Principles – development will achieve the highest standards of sustainable design and protect, conserve and enhance the natural and built environment.

5.4 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

E20 – allows for new development providing that the design reflects the character of its surroundings in terms of layout, siting, form, scale & appropriate use of materials and that the proposal is designed and located to ensure adequate standards of privacy, daylight and sunlight.

5.5 Supplementary Planning Documents

6. CONSULTATIONS/ REPRESENTATIONS

6.1 N/A

7. APPRAISAL

7.1 This expansion is required to accommodate a recent 'bulge' in school admissions within the Borough, with some schools having extensions built, and others installing mobile classrooms.

7.2 The proposed building is two storey and is of flat roof design, which would be in-keeping with the character of the existing school buildings. The building would be located to the east of the school buildings, with garage courts adjacent to the east, and with additional car parking created to the front and side of the school buildings.

7.3 Some trees are to be removed to accommodate car parking (none are covered by a Tree Preservation Order), however, it is noted that a comprehensive Arboricultural Report has been included with the application.

7.4 Given the scale of the development and distance from adjacent properties, it is considered that the proposed construction will have no undue impact upon residential amenity.

7.5 It is recommended that the Council raise no objections to this application.

8. BACKGROUND PAPERS

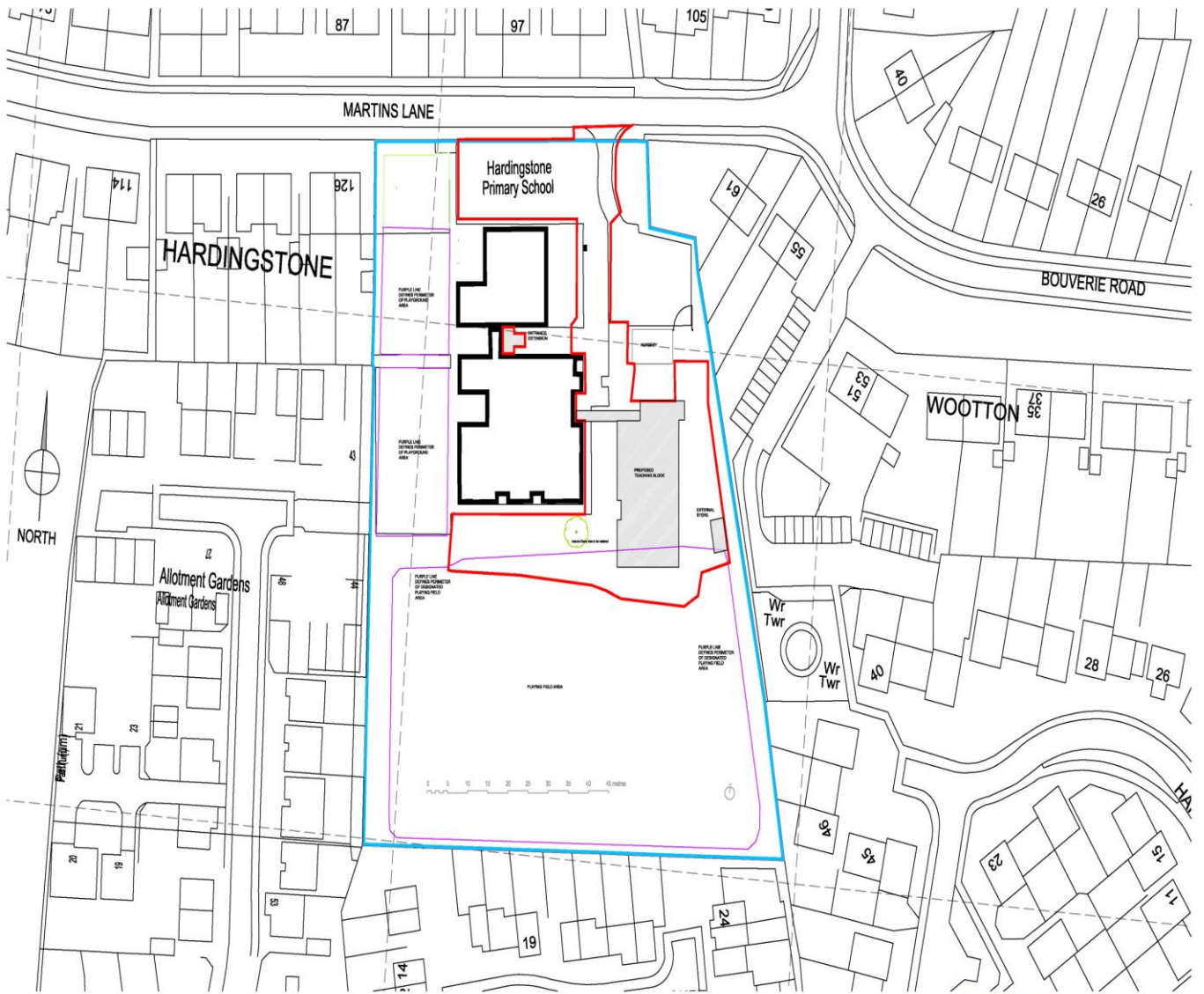
8.1 N/2015/1471.

9. LEGAL IMPLICATIONS

9.1 None.

10. SUMMARY AND LINKS TO CORPORATE PLAN

10.1 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.



1 17/12/15 Proposed development area corrected.
 REV DATE DESCRIPTION MARK CHECKED
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Site Location
 Hardington Academy
 Strategic Planning - Northamptonshire County Council

91430 X-1 1
 Draw: RB Checked: 1:500 @ A2 29/06/15

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