



## EAST NORTHAMPTONSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

### PLANNING PERMISSION

EN/06/01351/FUL

**Location**

Trinity Church Of England..Main Street..Aldwincle..Kettering..Northamptonshire..NN14 3EL...

**Proposal**

Temporary building for Aldwincle Playgroup

**Applicant**

Aldwincle Playgroup

C/o Mrs J McKellar 15 Main Street Lowick Kettering

**Agent**

Peter Haddon And Partners

The Old Rectory Milton Malsor Northampton NN7 3AQ

**Date received**

22 June 2006

**Date valid**

4 July 2006

Under the provisions of the Town and Country Planning Act 1990 the Local Planning Authority hereby **GRANT PLANNING PERMISSION** for the above development in accordance with the application and plans submitted, **subject to the following conditions** which are imposed for the reasons noted thereafter:

1. This permission shall be limited to a period of three years starting with the date of this permission and at the expiration of that period the use shall have been discontinued and the site restored to its former condition.  
Reason: In the interests of visual amenity and to maintain proper planning control.

**Your attention is drawn to the following notes:**

1. The following plans are relevant to this decision 3652/3 received by the Local Planning Authority on 22nd June 2006 and 3652/2A & 3652/1A received by the Local Planning Authority on 26th June 2006.
2. Reason for Decision  
The reason for the above decision is because the development proposed accords with the Development Plan and other material considerations as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004. In particular with:  
Northamptonshire County Structure Plan: GS5 Design  
District Local Plan: GEN2 General Development Criteria  
CF3 Community Uses  
Planning Policy Guidance: PPS1 – Delivering Sustainable Development

EN/06/01351/FUL

Decision Date  
16 August 2006

Signed: *T. G. Watson*  
Head of Planning Services

**NOTE:** This notice relates only to planning permission and does not include or imply consent under the Building Regulations or any other legislation for which a separate application may be required.

**RIGHT OF APPEAL:**

Your attention is drawn to the following notes which explain how to submit an appeal should you be aggrieved by the above decision.

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or the grant of permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 or Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990, within six months of the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements, to the provisions of the development order, and to any direction given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of responsibly beneficial use by carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 or Chapter III of the Planning (Listed Buildings and Conservation Areas) Act
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990 or Section 27 of the Planning (Listed Buildings and Conservation Areas) Act

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# Delegated Report

Printed: 15 August 2006

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Case Officer **Helen Shaw**

**EN/06/01351/FUL**

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Date received  
**22 June 2006**

Date valid  
**4 July 2006**

Parish  
**Aldwincle**

Applicant **Aldwincle Playgroup**

Agent **Peter Haddon And Partners**

Location **Trinity Church Of England Main Street Aldwincle Kettering  
Northamptonshire NN14 3EL .**

Proposal **Temporary building for Aldwincle Playgroup**

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## Summary of Recommendation

1.1 That the application be GRANTED subject to conditions

## 2. The Proposal

2.1 The proposal comprises the siting of a temporary building for use as a playgroup within the grounds of a school.

2.2 The building is a mobile structure which is single storey in height.

## 3 The Site and Surroundings

3.1 The application site accommodates a single storey primary school and associated playing fields. The building is to be located in what is currently the schools conservation area.

3.2 Adjacent to the site is a residential property which has a stone boundary wall which separates its rear garden from the school playfields.

## 4 Policy Considerations

4.1 Northamptonshire County Structure Plan: GS5 Design

4.2 District Local Plan: GEN2 General Development Criteria  
CF3 Community Uses

4.4 Planning Policy Guidance: PPS1 – Delivering Sustainable Development

## 5 Relevant Planning History

None

## 6 Consultations and Representations

6.1 Neighbours – 1 objection on grounds of noise, visual impact and highway safety.

6.2 Parish/Town Council – No comments received

6.3 English Heritage – No objection

6.4 The Ramblers Association – No objection

6.5 NCC Rights of Way – No objection

## 7 Evaluation

7.1 The following issues are relevant to the determination of this application: Principle of development, visual impact, neighbouring amenity and highway safety.

### 7.2 Principle of development

7.2.1 Policies within the local plan support the creation of new community facilities. This structure would be used to provide a new venue for the village playgroup which currently uses the school. However there is no longer space available within the school building so therefore the siting of this building will allow the continuation of this community facility. The proposal is therefore considered acceptable in principle subject to the suitable assessment below.

### 7.3 Visual Impact

7.3.1 The proposed building is temporary in form and will not form a permanent structure in the streetscene. In addition to this the building will be set back from the street frontage and partially concealed by existing vegetation and boundary screening around the site. Whilst it is accepted that it is not in character with the adjacent stone properties it will not be viewed in conjunction and will in fact only be visible within the school setting. Given the temporary nature of the structure and the fact that it will be re-located from an existing part of the site the proposal is considered visually acceptable.

#### 7.4 Neighbouring amenity

7.4.1 The proposed location has an existing use as a school playing field and whilst it is accepted that it is not currently heavily used by the school due to its use as a conservation area there is still the potential for school related noise on this site. The concerns of the neighbours have been noted however given that this is an application for a use which you would associate with a school and also that the site could be used already by the school for recreation it is not considered that the noise generated will be unacceptable. In addition to this it is likely that the playgroup will be used in conjunction with the school by parents who have may have one child of school age and one younger child. Therefore it is unlikely that there will be a significant increase in disturbance from the siting of this temporary structure.

#### 7.5 Highway matters

7.5.1 It is not considered that the proposal will present any significant highway safety issues as due to the nature of the proposal and its siting in a village a number of people are likely to walk to the site and also drop off more than one child at a time. Therefore a parent already dropping a child off for school would also be able to drop a child off at playgroup therefore not creating any additional traffic.

### 8 Other Issues

8.1 Crime and Disorder – N/A

8.2 Access for Disabled – N/A

### 9 Recommendation

9.1 That the application be GRANTED subject to conditions.

### 9 Conditions/Reasons -

1. This permission shall be limited to a period of three years starting with the date of this permission and at the expiration of that period the use shall have been discontinued and the site restored to its former condition.

Reason: In the interests of visual amenity and to maintain proper planning control.

Case Officer:	<i>[Signature]</i>	Deleg Officer:	<i>[Signature]</i>
Date:	15/08/06	Date:	16/08/06