



EAST NORTHAMPTONSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

**PLANNING PERMISSION**

**14/01180/FUL**

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Location

Trinity CE Lower School Main Street Aldwinckle Northamptonshire NN14 3EL .

Proposal

Retention of mobile classroom for Aldwinckle Playgroup

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Applicant

Aldwinckle Playgroup - Mrs Chantall Ridd-Jones

Trinity CE Lower School Main Street Aldwinckle Northamptonshire

Agent

Oundle Architecture - Mr Joe Croser

4 Church Green Barnwell Peterborough Cambs

Date received

24 June 2014

Date valid

24 June 2014

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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.

2. The development hereby permitted relates to the approved plan (EPE001) received on 24th June 2014.

Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

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

1. In reaching this decision this Council has implemented the requirement in the NPPF to deliver sustainable development in accordance with paras 186 and 186. Officers have worked pro-actively to process the application swiftly. The plans as submitted were considered to be acceptable. No further revisions or negotiations were required.

*D. A. Reed*

Decision Date

4 August 2014

Signed:

David Reed, Head of Planning Services

14/01180/FUL

**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. However, where an enforcement notice has been served on the same, or substantially the same, development as in the application within 2 years of the date the application was made, the period for receiving an appeal is within **28 days** of the date of the decision notice or of the date by which the Local Planning Authority should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the Local Planning Authority had to determine the application, the period for receiving the appeal is within **28 days** of the date the enforcement notice was served (unless this extends the normal 6 months or 12 week deadline) (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

dcpefulz

# Delegated Report

Printed: 24 July 2014

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Case Officer **Amie Baxter**

**14/01180/FUL**

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Date received	Date valid	Overall Expiry	Ward	Parish
<b>24 June 2014</b>	<b>24 June 2014</b>	<b>19 August 2014</b>	<b>Barnwell</b>	<b>Aldwincle</b>

Applicant **Aldwincle Playgroup - Mrs Chantall Ridd-Jones**

Agent **Oundle Architecture - Mr Joe Croser**

Location **Trinity CE Lower School Main Street Aldwincle Northamptonshire NN14 3EL**

Proposal **Retention of mobile classroom for Aldwincle Playgroup**

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## 1 Summary of Recommendation

1.1 That planning permission be GRANTED subject to conditions.

## 2 The Proposal

2.1 The application seeks planning permission for a mobile class room which is associated with Trinity Church of England Pre-school.

2.2 The mobile classroom is already in situ and has been for approximately 9 years. A temporary consent was granted in 2006 for a period of three years. Planning permission was granted in 2011 for a further three years. This current application seeks a further temporary consent for a three year period.

2.3 The mobile is timber framed with grey render under a green felt roof.

## 3 The Site and Surroundings

3.1 The application site accommodates a single storey primary school building and associated playing fields to the rear. The mobile classroom is positioned amongst mature trees and shrubs along the western boundary of the site.

3.2 To the west of the site is a residential property which has a stone boundary wall separating its rear garden from the mobile classroom and the school playing fields.

## 4 Policy Considerations

4.1 National Planning Policy Framework

4.2 North Northamptonshire Core Spatial Strategy  
Policy 13 General Sustainable Development Principles

4.3 Rural North, Oundle and Thrapston Plan

## 5 Relevant Planning History

5.1 06/01351/FUL. Temporary building for Aldwincle Playgroup. Permitted for a period of three years. Permitted on 15.08.2006.

5.2 11/00705/FUL. Temporary building for Aldwincle Playgroup. Permitted for a period of three year. Permitted on 29.07.11.

## 6 Consultations and Representations

6.1 Neighbours: One comment received raising concerns about the number of vehicles around the school at drop off and pick up times. The neighbour acknowledges that this is not a point for consideration with this particular proposal.

6.2 Aldwincle Parish Council: No objection.

6.3 Highways Authority: No objection.

## 7 Evaluation

7.1 The main considerations in the determination of this application are; principle of development, visual impact and impact on residential amenity.

### 7.2 Principle of development

7.2.1 It is important to note that the mobile classroom is a temporary structure, fit for temporary accommodation. It should by no means be seen as a long term solution. The applicant states that since the previous temporary consent in 2011, the playschool has made effort to fundraise for a permanent building and a committee has been set up to explore building options. The playgroup has also engaged the LEA to discuss funding but given the recent uncertainties with regards to the school tier system, discussions have stalled. In this instance and to allow time for the future tier system to be established, it would be reasonable to grant another temporary consent for the mobile classroom. A further issue of a temporary consent, without comprehensive evidence of progression, is likely to be resisted.

### 7.3 Visual Impact

7.3.1 Views of the mobile building from the street are possible but the mobile is largely obscured by trees, shrubs and a 1.8 metres high fence to the south of the building. Given the neutral colouring of the building and as it does not hold any dominance within the streetscene, the mobile does not have an adverse impact on the character and appearance of the area.

### 7.4 Impact on neighbouring amenity.

7.4.1 The mobile is positioned against the western boundary of the site which is shared with 48 Main Street. The mobile is single storey and is positioned approximately 22 metres from the rear of number 48. Therefore, the mobile does not have a negative impact in terms of overshadowing and it does not have an overbearing impact. The windows within the mobile look over land associated with the school only. No other properties are affected.

## 8 Other issues

8.1 None

## 9 Recommendation

9.1 That the planning application be APPROVED subject to the following conditions:

### 10 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.

2. The development hereby permitted relates to the approved plan (EPE001) received on 24th June 2014.

Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

### Informatives

1. In reaching this decision this Council has implemented the requirement in the NPPF to deliver sustainable development in accordance with paras 186 and 186. Officers have worked pro-actively to process the application swiftly. The plans as submitted were considered to be acceptable. No further revisions or negotiations were required.

Case Officer:



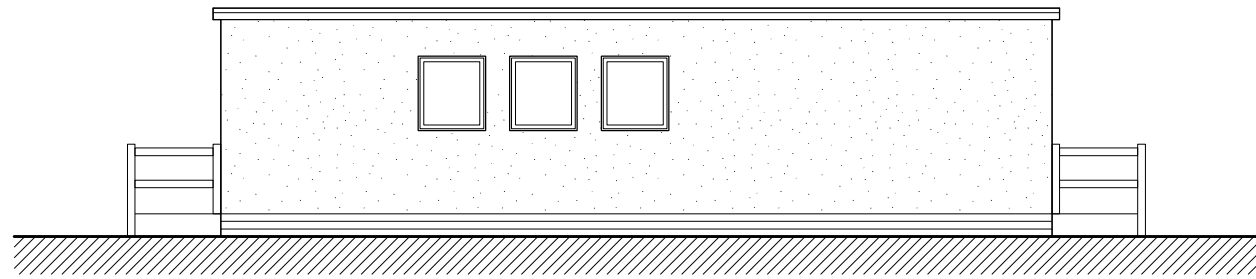
Date: 24/7/14

Delegated Officer:

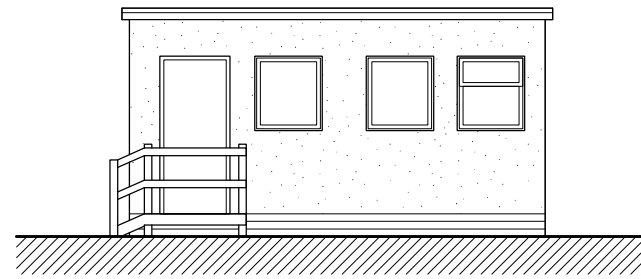


Date: 25.07.14

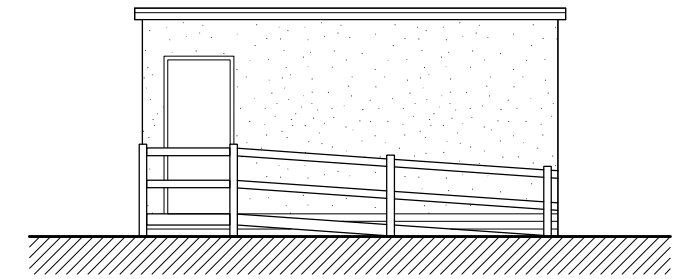




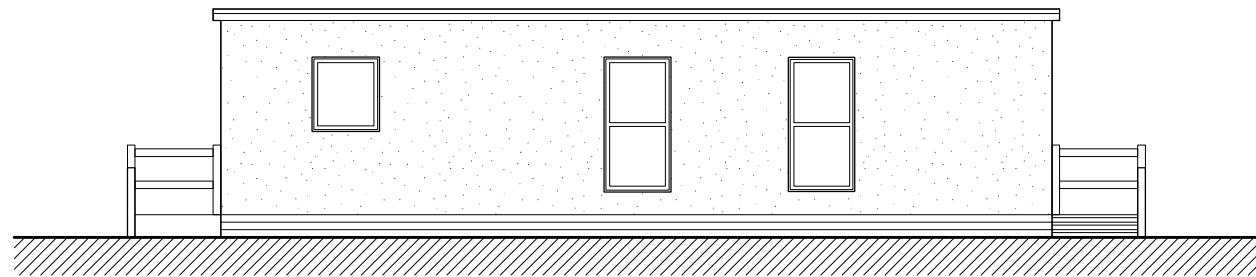
West Elevation



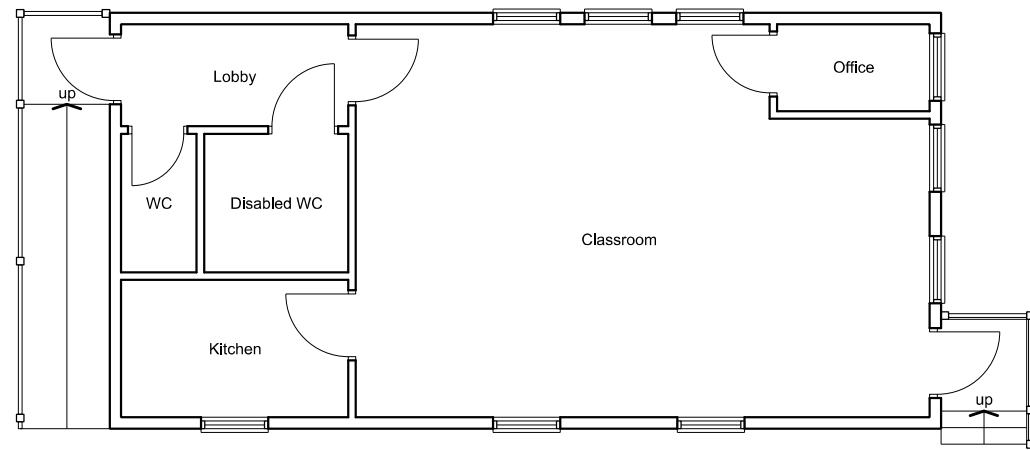
North Elevation



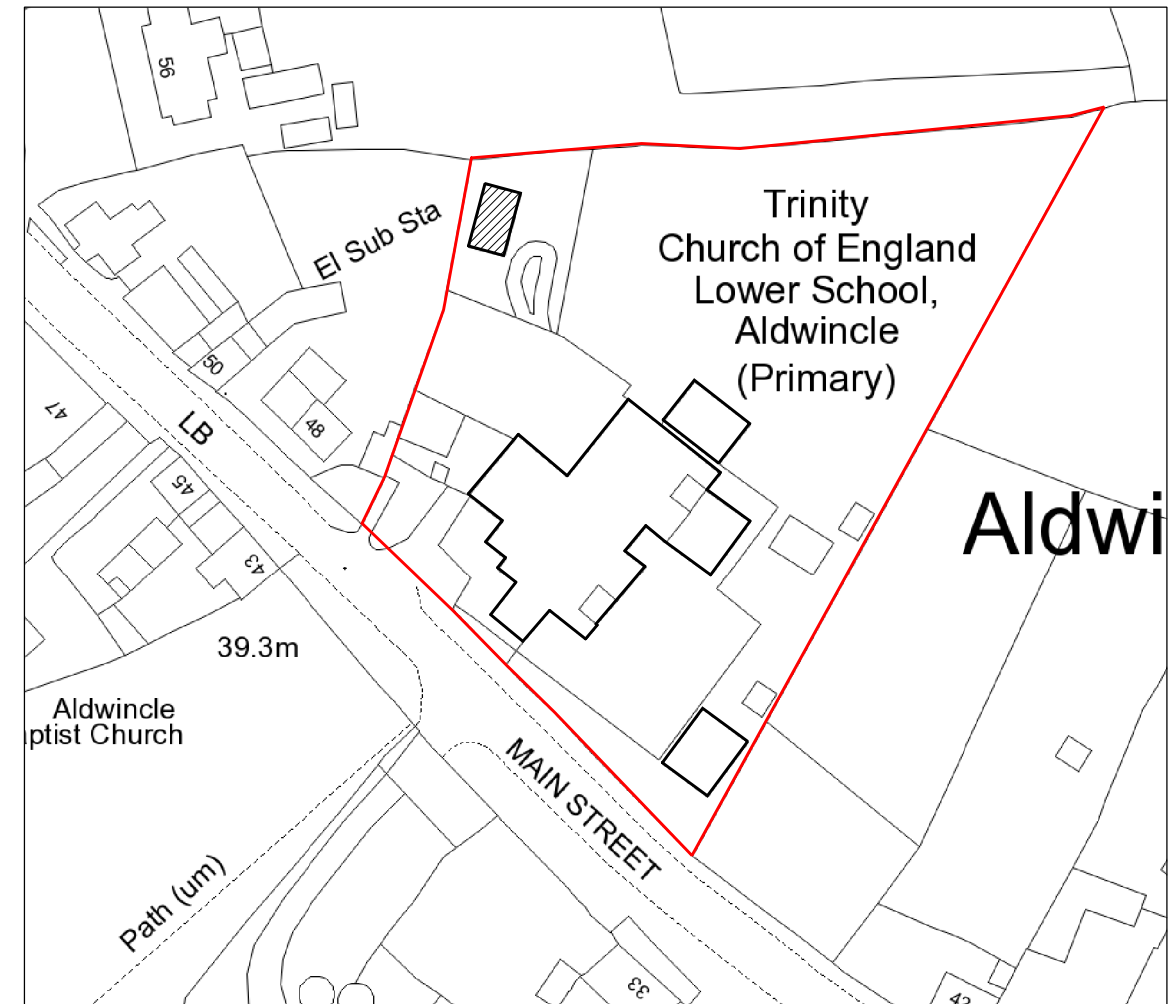
South Elevation



East Elevation



Ground Floor Plan



Location Plan - 1:1250



<b>Oundle Architecture</b> 4 Church Green, Barnwell, Nr. Oundle. PE8 5QH Email: design@oundlearchitecture.com Web: www.oundlearchitecture.com Tel: 01832 274139 Mobile: 07837 034080	Rev.	Date	Description Drawing Scale & Dimensions: This drawing was drawn to scale as indicated. Discrepancies may occur if not printed at indicated size. Check all dimensions on site and check with Oundle Architecture if discrepancies emerge.	Rev.	Date	Description	Rev.	Date	Description	Project	Drawing Subject		
	-	10.06.2014		-	-		-	-		-	-	-	Aldwinle Playgroup Mobile Classroom
	-	-		-	-		-	-		Job No.	Org. No.	Scale	Date
	-	-		-	-		-	-		APG/120	EPE001	1:100 @ A3	10.06.2014