

## APPROVAL - Full Planning Permission

### AGENT

Roger Coy Partnership  
Mr Ian Bramble  
Bricknells Barn  
32 Lime Avenue  
Eydon  
Daventry  
Northamptonshire  
NN11 3PG

### APPLICANT

The Trustees of Northamptonshire Museum  
Limited  
C/O 6 Nene Rise  
Cogenhoe  
Northants  
NN7 1NT

### TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

**PROPOSAL:** ERECTION OF PHASE 1 OF NEW NORTHAMPTONSHIRE  
HERITAGE CENTRE INCLUDING PARKING AND NEW ACCESS  
ROAD  
**LOCATION:** LAND FOR HERITAGE PARK , THE CAUSEWAY, NORTHAMPTON  
**DRAWINGS (No.):** 3697/20C, 3697 21A, 3697/22A, 3697/23A

### NORTHAMPTON BOROUGH COUNCIL HEREBY GRANTS FULL PLANNING PERMISSION FOR THE ABOVE DEVELOPMENT FOR THE FOLLOWING REASON:

The site is identified as greenspace within the river valley in the Northampton Borough Local Plan and as a strategic gap in the South Northamptonshire Local Plan. Notwithstanding this, the nature of the proposed use, which is intended to include a rare breed farm, is considered appropriate in this rural location and will enhance the offer of local tourism and community benefits within Northampton Borough and the surrounding area, which is considered to outweigh the conflict with local planning policies for the protection of the countryside and sustainable development. Subject to the conditions proposed, the development will not lead to any undue adverse impact on visual or surrounding amenity, flood risk, ecology or highway conditions in accordance with the objectives of the National Planning Policy Framework, Policies E7, BN2, BN5, BN7, BN8 and S10 of the West Northamptonshire Joint Core Strategy and saved policy E20 in the Northampton Local Plan.

### Subject to the following 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 following approved plans: 3697/20C, 3697 21A, 3697/22A, 3697/23A.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

3. Details of all proposed external facing materials shall first 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.

4. Prior to the construction of the development hereby approved above ground floor slab level, a detailed scheme of hard and soft landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building 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, of shrubs that may die, are removed or become seriously damaged or diseased, with others of similar size and species. The soft landscaping proposed for the site shall comprise native species of plants, shrubs and trees only.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and S10 of the West Northamptonshire Joint Core Strategy

5. Prior to the first occupation of the building, full details of the method of the treatment of the external boundaries of the site, including details for the access gate to the car park, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of the buildings 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 and Policy S10 of the West Northamptonshire Joint Core Strategy.

6. Prior to the construction of the development hereby approved above ground floor slab level, full details of the proposed surface treatment of all roads, access and parking areas, and footpaths including their gradients shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to occupation of the development hereby permitted.

Reason: To secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan and Policy S10 of the West Northamptonshire Joint Core Strategy.

7. Prior to the commencement of construction works on site, a full ecological survey of the site shall be undertaken, the results of which shall be submitted and approved in writing by the Local Planning Authority. Should any protected species be identified on the site (as defined under the Wildlife and Countryside Act 1981 (as amended), a scheme for the protection of these species shall be submitted to and approved in writing by the Local Planning Authority with the ecological survey, and implemented in accordance with the approved scheme and retained thereafter.

Reason: In the interests of wildlife and nature conservation in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy.

8. 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: To secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

9. Prior to the occupation of the development hereby permitted, full details of the security measures to be incorporated into the scheme 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 interest of the amenity and security of the development hereby approved in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

10. Prior to the occupation of the development hereby permitted, details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to occupation of the development and shall be retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

11. Prior to the occupation of the development hereby permitted, full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority, provided prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

12. Before any above ground works commence a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, shall be submitted to the local planning authority for approval in writing. The details of the scheme shall include:
  - 1) Designs, diameters, invert and cover levels and gradients. In addition, the assessment shall include dimensions of all elements of the proposed drainage system: pipes, inspection chambers, outfalls/inlets and attenuation basins.
  - 2) Cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices
  - 3) Full specification of permeable paving.

Reason: To ensure the installed Surface Water Drainage System is satisfactory in the interests of flood prevention and securing a satisfactory standard of development in accordance with the requirements of Policies BN7 and S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

13. No occupation shall take place until the Verification Report for the installed surface water drainage system for the site based on the approved Surface Water Drainage Strategy rev A ref 18/30652 dated 13th September 2018 and prepared by DSA has been submitted in writing to and approved by the Local Planning Authority.

The report shall include:

- a) Any departure from the agreed design is keeping with the approved principles.
- b) Any As-Built Drawings and accompanying photos.
- c) Results of any performance testing undertaken as a part of the application process (if required / necessary).
- d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.

Reason: To ensure the installed Surface Water Drainage System is satisfactory in the interests of flood prevention and securing a satisfactory standard of development in accordance with the requirements of Policies BN7 and S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

14. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated 6 July 2016 reference number RE001A and the following mitigation measures detailed within the FRA:

- Car park areas susceptible to flooding must include warning signs as well as appropriate bollards where water depths are greater than 300mm.

The mitigation measures shall be fully implemented prior to the first occupation of the development hereby permitted.

Reason: To ensure that any cars that use the parking facilities are aware of the flood risk and to ensure that the cars are retained within the designated area and to comply with Policy BN7 of West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

15. Full details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to installation and the development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

16. No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

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 Policy BN9 of the West Northamptonshire Joint Core Strategy.

17. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 14, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 14, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Condition 16.

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 Policy BN9 of the West Northamptonshire Joint Core Strategy.

18. Notwithstanding the submitted details, prior to commencement of development precise details for the proposed access junction from Station Road shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

19. A scheme shall be submitted to and approved in writing by the Local Planning Authority, which specifies the sources of noise on the site whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control and the approved scheme shall be implemented prior to first occupation of the development hereby permitted and shall be retained thereafter.

Reason: In the interest of surrounding amenity in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

### **Informatives**

1. In relation to the Condition 9, doors and windows in the new building should meet the requirements of a secure standard such as BS PAS24:2012.
2. You will need to obtain formal street naming and numbering for the new unit(s) through Northampton Borough Council Building Control. For further information please call 01604 838920 or email [buildingcontrol@northampton.gov.uk](mailto:buildingcontrol@northampton.gov.uk)



**Peter Baguley**  
**Head of Planning – Planning Service**

### **IMPORTANT NOTES:**

**The Local Planning Authority has worked positively and proactively with the applicant to seek solutions to problems arising from the application and as such planning permission/consent is granted on the basis of amendments to the originally submitted application.**

**Please note that any works carried out without compliance with the conditions attached to this approval will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.**

**End of Decision.**

## **Appeals to the Secretary of State**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If you want to appeal against your local planning authority's decision then you must do so within six months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

## **Purchase Notices**

If either the local planning authority or The Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part IV of the Town and Country Planning Act, 1990.

## **Compensation**

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by The Inspectorate on appeal or on reference of the application to him.

These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act, 1990.

NOTES: This decision notice relates solely to planning control. If the development includes the erection or alteration of a building or a change of use the work must not be carried out nor the change of use take place until the Building Regulations have been complied with.

WHERE by any act of Parliament, statutory instrument or other authority, other CONSENTS, LICENCES, PERMISSIONS OR APPROVALS IN ADDITION TO THOSE SPECIFIED IN THIS PERMISSION ARE REQUIRED in respect of the development or notice thereof is required to be given to any person, (including a local authority), THE APPLICANT MUST COMPLY with such

requirements BY SEPARATE APPLICATION OR NOTICE. This includes applications for ADVERTISEMENT CONSENT and LISTED BUILDING CONSENT.