



**NORTHAMPTON**  
BOROUGH COUNCIL

**PLANNING COMMITTEE:** 27<sup>th</sup> October 2009  
**DIRECTORATE:** Planning and Regeneration  
**HEAD OF PLANNING:** Susan Bridge

**APP: N/2009/0685** Construction of multi-use games area at land at Dayrell Road.

**WARD:** West Hunsbury

**APPLICANT:** Northampton Borough Council

**REFERRED BY:**  
**REASON:** Northampton Borough Council Application

**DEPARTURE:** No

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**APPLICATION FOR DETERMINATION/ CONSULTATION BY:**

**1. RECOMMENDATION**

1.1 **APPROVAL** subject to conditions and for the following reason:

The proposed multi-use games area would provide a useful local community facility without being detrimental to residential amenity in accordance with PPS23 (Planning and Pollution) and PPG24 (Planning and Noise) and have no significant impact on the site of Acknowledged Nature Conservation Value in accordance with Policy E18 of the Northampton Local Plan.

**2. THE PROPOSAL**

It is proposed to erect a multi-use games area, or MUGA, on land situated off Dayrell Road. This will provide a useful local facility for nearby residents.

**3. SITE DESCRIPTION**

The land is presently overgrown and is contained within a site of Acknowledged Nature Conservation Value.

#### **4. PLANNING HISTORY**

4.1 None relevant.

#### **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 current Development Plan comprises of the East Midlands Regional Plan, the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

##### **5.2 National Policies:**

PPS1 – Delivering Sustainable Development

PPG17 – Planning for Open Space, Sport and Recreation

##### **5.3 Northampton Borough Local Plan**

E20 – New Development

E18 – Site of Acknowledged Nature Conservation Value

#### **6. CONSULTATIONS/REPRESENTATIONS**

##### **Internal**

6.1 **Public Protection** – no objections.

##### **External**

6.2 **NCC Highways** – no objections.

#### **7. APPRAISAL**

##### **Visual Appearance**

7.1 The proposed games area would be 264m<sup>2</sup> in area surrounded by a 3m high green mesh fence behind the goal and a 1m high small open fence to the sides. As it is to be sited adjacent to the footpath (Dayrell Walk) the games area would not have a significant visual impact on the locality. Furthermore, it is located behind the trees which soften the visual impact of the development when viewed from the nearby dwellings and it would not be highly visible from the adjoining A45 ring road.

##### **Nature Conservation**

7.2 The site is presently an Acknowledged Nature Conservation Value as identified in the Local Plan. The games area would take up only 264m<sup>2</sup> of the site of Acknowledged Nature Conservation Value and be sited by

the footpath known as Dayrell Walk. An ecological survey has been submitted with the application which has assessed that the planning application site supports no habitats identified as a priority in the natural Biodiversity Action Plan (BAP), with no rare plants or animal species recorded. Furthermore, much of the grassland is not botanically diverse especially where the games area is to be located. The loss of this grassland would not have a significant impact on the biodiversity of the area.

### **Residential Amenity**

- 7.3 The nearest property (1 Joshua Square) is located approximately 15m away from the propose MUGA and is sited behind a tree screen planted on the boundary of the footpath (Dayrell Walk). These trees would help reduce any visual impact. The Council's Environmental Health has no objection to the scheme, especially as no form of lighting is proposed. Furthermore, the games area is sited near to the outer ring road, which in itself creates a relatively noisy background.

### **Parking**

- 7.4 Although the use will not have any parking provision, the games area will be provided predominantly for local residents. The nearby community centre would be available for occasional parking. Furthermore, Dayrell Road is wide enough for on-street parking and the Highway Authority does not have any concerns regarding this possibility.

### **Public Safety**

- 7.5 Although Northamptonshire Police has not provided consultation comments on the planning application as such, the applicant has advised that the Police Crime Prevention Design Advisor has conducted a thorough environmental audit of the site and approved the chosen location subject to provision of regular landscaping works to increase visibility of the site.

## **8. CONCLUSION**

- 8.1 The proposed multi-use games area will provide a useful local facility without being detrimental to residential amenity or have any significant impact on the site of Acknowledged Nature Conservation Value.

## **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.

## **10. BACKGROUND PAPERS**

- 10.1 Report to Cabinet on 14 October (Item 6) seeking approval for NBC to manage and maintain the MUGA and to act as the Accountable Body for a Big Lottery grant to fund its installation.

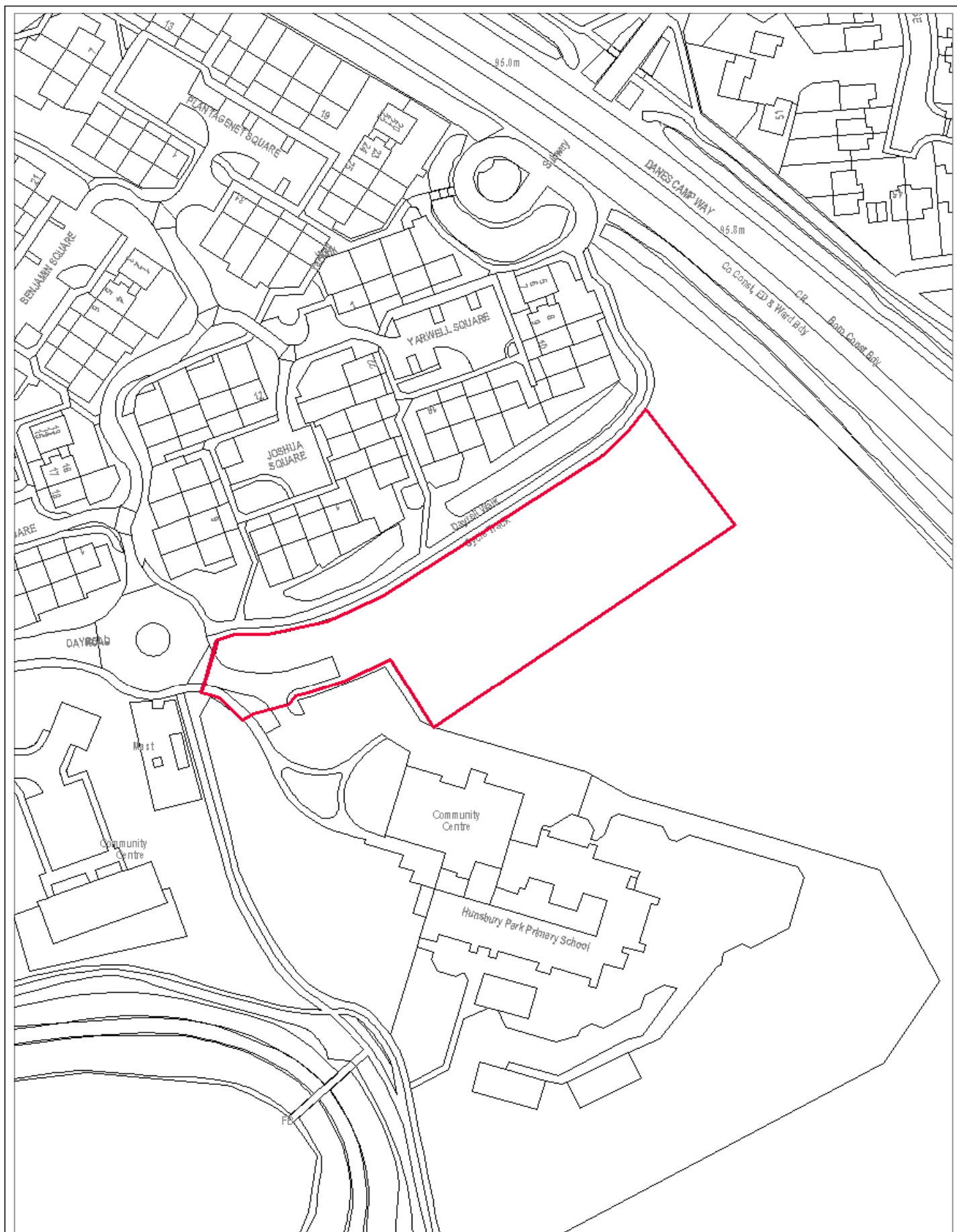
## **11. LEGAL IMPLICATIONS**

None

## **12. SUMMARY AND LINKS TO CORPORATE PLAN**

- 12.1 In reaching the above 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.

<b>Position:</b>	<b>Name/Signature:</b>	<b>Date:</b>
<b>Author:</b>	Geoff Wyatt	8/10/09
<b>Development Control Manager Agreed:</b>	Gareth Jones	12/10/09



Jim: Jon Martin  
 dt: 7th October 2009  
 nr: 1:1250  
 nl: Planning  
 ml: Location Plan

Title

## Land at Dayrell Road, Camp Hill.

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