



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 6th March 2012
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2011/1215: Extensions to existing sea cadet headquarters building, together with new main deck building, widened slipway and pontoon, and demolition of changing facility.

WARD: Castle

APPLICANT: Mr A Jolley
AGENT: Graham Wright Architect

REFERRED BY: Scheme Of Delegation
REASON: Council Owned Land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The proposal would enhance the character and appearance of the area and would not lead to any increased risk of flooding. The development would also enhancement an existing recognised recreational facility. It is therefore in accordance with Policies E9, E18, E20 and L1 of the Northampton Local Plan and the aims and objectives of PPS1, PPS23, PPS25 and PPG17.

2. THE PROPOSAL

2.1 In summary it is proposed to extend one of the existing Sea Cadet buildings to provide new changing and toilet facilities, demolish an existing free-standing changing / toilet block and an existing garage used a canoe store, erection of a new "main deck" building (which would include changing / toilet facilities, more functional space and replacement canoe store area), re-cladding the existing building with

brickwork, widening of the existing slipway and installation of new pontoon.

3. SITE DESCRIPTION

- 3.1 The site comprises the existing Sea Cadets buildings, which were originally constructed in 1951. It is located immediately to the east of the recently developed Marina on an island in the River Nene.

4. PLANNING HISTORY

- 4.1 The construction of the Sea Cadets headquarters together with ancillary buildings was approved in 1948 and 1949. An additional drill shed was approved in 1963 and the replacement of the boat shed was approved in 1990.

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
PPS23 - Planning and Pollution Control
PPS25 - Development and Flood Risk
PPG17 - Planning for Open Space, Sport and Recreation

5.3 Northampton Borough Local Plan

E20 – New Development
L1 - Existing recreational facilities
E9 – Locally Important Landscape Area
E18 – Site of Acknowledge Nature Conservation Value

6. CONSULTATIONS / REPRESENTATIONS

- 6.1 **Environmental Health (NBC)**– No comments.
- 6.2 **Environment Agency** – No objection subject to a condition re method statement for construction works.

7. APPRAISAL

- 7.1 The main issues to consider are the impact of the proposed alterations and extensions on the character of the area as well as the impact in respect of any increased flood risk.

- 7.2 The site is designated in the Local Plan as an existing recreational use and the proposal to extend and improve the facility is considered therefore to be acceptable in principle. The facility will allow an increased number of cadets to attend the facility and to participate in water based activities, as well as providing improved facilities for cadets and leaders.
- 7.3 The building at present is a concrete blockwork construction and whilst this is not generally considered an attractive material the building is clearly marked as a Sea Cadets building and given this and its location it is not considered that the building as it exists detracts from the location.
- 7.4 Nevertheless, the proposed improvements to its appearance are to be welcomed and it is considered that the extended and reclad building, together with the second building which would replace a building to be demolished, will provide an attractive feature within the area. Details of the exact materials to be used will be required, and a condition to this effect is proposed. Therefore the development would enhance the appearance of the area in line with the objectives of Local Plan Policy E9 - Locally Important Landscape Area.
- 7.5 The site is within the flood plain but is designated as “water compatible development”. Nevertheless, the risk of flooding remains and Environment Agency have been consulted. They have raised no objections, subject to a method statement. This would cover the timing of works, methods used and protection of areas of ecological sensitivity.
- 7.6 The site of the extension and replacement building is at present laid to concrete and therefore does not form a wildlife habitat at present, therefore it is considered that there would be no impact in this regard in accordance with Local Plan Policy E18.

8. CONCLUSION

- 8.1 The proposal would provide an enhanced facility for recreation and the training and development of young people and would represent a visual improvement over the existing facility, with no detrimental impact on the ecology of the area.

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.

- (2) Details and/or samples of all proposed external facing materials 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 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.

- (3) Prior to the commencement of development, a working method statement to cover construction phases shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority.

Reason The construction phase of any proposed development affecting the floodplain poses an increase in flood risk. In accordance with PPG25 Development and Flood Risk.

10. BACKGROUND PAPERS

10.1 N/2011/1215

11. LEGAL IMPLICATIONS

11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 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.

Position:	Name/Signature:	Date:
Author:	A Holden	24/02/2012
Development Control Manager Agreed:	Gareth Jones	24/02/2012



Name: Registration
 Date: 23rd February 2012
 Scale: 1:1250
 Dept: Planning
 Project: Location Plan

Title
Sea Cadets, Calvesholme Island, Beckets Park

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