

PLANNING COMMITTEE: 11 June 2013
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2013/0232 **Erection/retention of ball stop netting (10m high) for 100m along west boundary of Saints Cricket & Hockey Club, Birchfield Road East, Northampton**

WARD: Westone

APPLICANT: Northampton Saints Sports Club
AGENT: None

REFERRED BY: Head of Planning
REASON: The site is owned by Northampton Borough Council

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The proposal is of an acceptable scale and design and would not adversely impact on the amenity of the occupiers of the adjacent residential development in accordance with Environment Policy 20 of the Northampton Local Plan and National Planning Policy Framework paragraph 56.

2. THE PROPOSAL

2.1 The application is for the part retention and erection of a 100m length of 10m high ball stop netting along the western boundary of the cricket pitch which lies adjacent to a new residential development currently under construction on the former Cherry Orchard School site. A number of the properties adjacent to this western boundary are now completed and occupied. The fencing consists of 10m high green powder coated steel posts set at 10m intervals with green netting in-between. A large section of the fencing extending from the rear of the clubhouse to the end of the constructed dwellings is already in place.

3. SITE DESCRIPTION

- 3.1 The application site consists of the clubhouse building and car park fronting onto Birchfield Road East with approximately 1.2 hectares of sports pitches to the rear. The surrounding area is predominantly residential with housing located to the east and southeast and a new residential development currently under construction on the former Cherry Orchard School site situated to the west. The dwellings along the western boundary are substantially completed and occupied and set at a lower level than the adjacent sports pitch with rear elevations facing directly towards the sports pitch. Northampton Lawn Tennis Club and tennis courts are situated along the south-western boundary.

4. PLANNING HISTORY

- 4.1 N/2009/0298 – Erection of 50m length of 10m high netting fence. Permitted 17.06.09.
Proposed along southwest boundary adjacent to tennis courts but not implemented.

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 saved policies of the Northampton Local Plan 1997.

5.2 National Policies

Paragraph 56 of the National Planning Policy Framework seeks to ensure good design which contributes positively to making places better for people.

5.3 Northampton Local Plan

E20 – New Development

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 **NBC Estates and Asset Management Team** has no objection from a land owner perspective.

7. APPRAISAL

Design and appearance

- 7.1 Despite the height and length of the fence, the green colour of the posts and relatively transparent nature of the netting assists in mitigating the impact such that the fencing is not visually intrusive. The fencing is located to the rear of the club and is not visible from within the streetscene and is not uncharacteristic of fencing typically

associated with such recreational uses.

Impact on amenity

- 7.2 The fencing is required as a safety measure to avoid stray balls venturing into or causing damage to adjacent residential properties. Whilst the fencing is located within relatively close proximity of the rear elevation of these neighbouring properties (approximately 8m away) directly along the boundary to the rear garden and at a higher level (approximately 1m) the appearance is not overly intrusive and does not lead to any significant degree of overbearing in terms of loss of outlook from the rear of these properties.

8. CONCLUSION

- 8.1 The proposed fencing is of an acceptable design and appearance and would ensure that the amenity of adjacent residential properties is protected whilst allowing the activities of the sports club to continue unprohibited.

9. CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan and fence detail plan received 17 April 2013.

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

10. BACKGROUND PAPERS

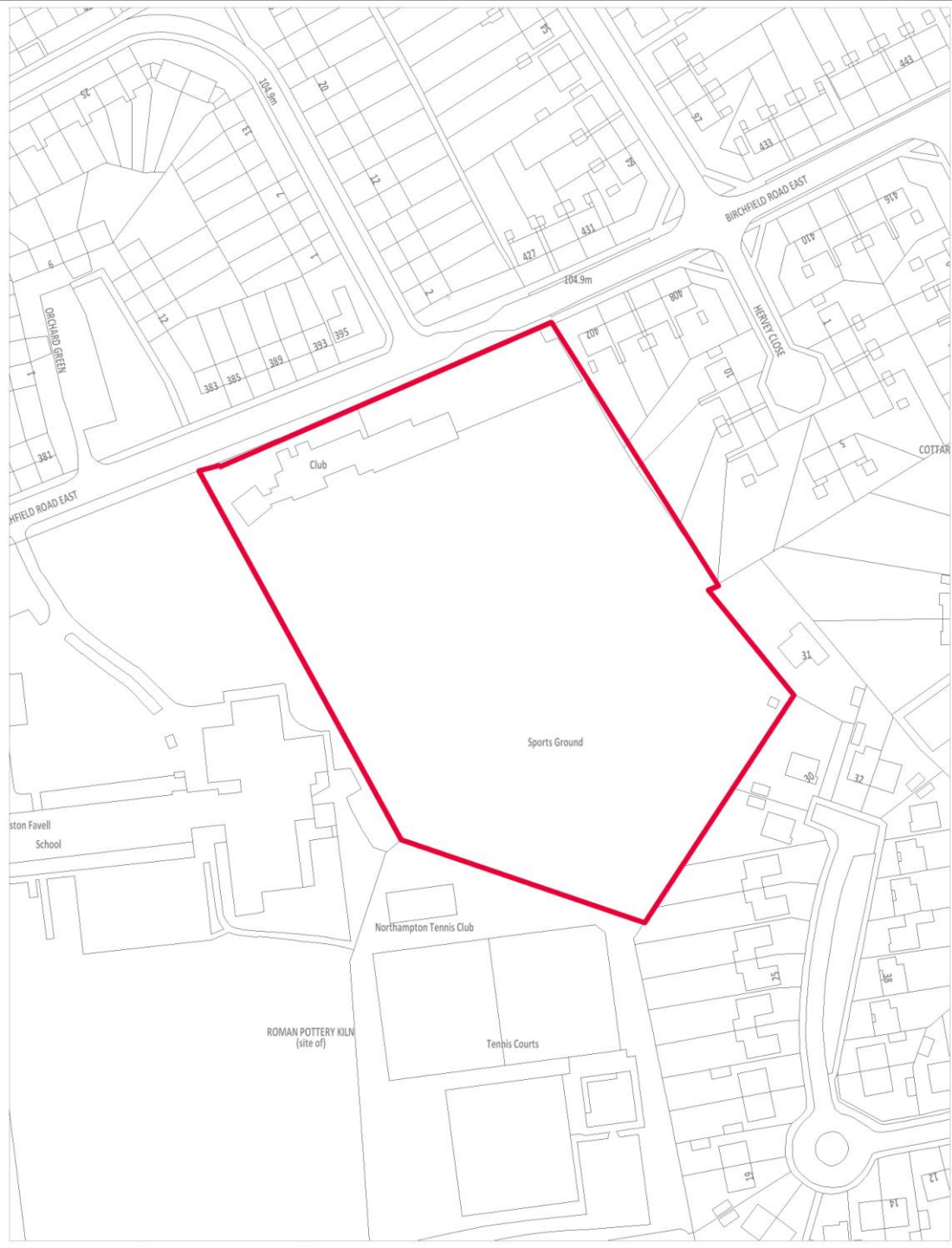
- 10.1 N/2013/0232

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.



Name: **Planning**
 Date: **24th May 2013**
 Scale: **1:1250**
 Dept: **Planning**
 Project: **Committee**

Title
Birchfield Road East

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