



PLANNING COMMITTEE: 6th May 2014
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2014/0388: Extension to front face of existing west stand to provide new suite of directors boxes at Northampton Town FC, Sixfields Stadium, Walter Tull Way

WARD: St James

APPLICANT: David Cordoza, Northampton Town Football Club

AGENT: John Douglas

REFERRED BY: Head of Planning
REASON: Council owned land

DEPARTURE: NO

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The proposed development would have no adverse impact on the character and appearance of the site or surrounding area and would have no implications for road safety. This would therefore comply with the requirements of the National Planning Policy Framework and Local Plan Policy E20 and Policy S10 of the submitted Northamptonshire Joint Core Strategy.

2. THE PROPOSAL

2.1 The application seeks planning permission to erect a raised extension to the rear of the west stand of Sixfields Stadium. The extension would provide additional facilities in association with the Director's boxes and would project from the rear of the stand, in its centre, by approximately 5.8 metres. There would be four, 3.1 metre high pillars supporting the

extension with the existing concourse area being unaffected beneath. The length of the extension is approximately 24.5 metres.

3. SITE DESCRIPTION

- 3.1 Sixfields is an approximately 20 year old football stadium with car parking and ancillary facilities located within a wider commercial area.

4. PLANNING HISTORY

- 4.1 89/1458. Proposed sports & Leisure development to include hotels, stadium, cinema, petrol filling station, water sports facilities & servicing functions. Approved 07-03-1990.
- 4.2 N/2013/1048. Part demolition of the East stand to provide addition of new seating terrace to increase seating capacity from 7,653 to 10,000, new conference and or banqueting hall with ancillary accommodation to include kitchen, service area and toilets, gymnasium and service core, office space, parking for 44 cars including 7 for disabled users, hard and soft landscaping area to include North and South piazza and provision of new access road off Edgar Mobbs Way. Approved 28/11/2013.

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 Development Plan for the purposes of this application comprises the Northampton Local Plan 1997 saved policies, and whilst not yet adopted, weight can be attributed to the submitted West Northamptonshire Joint Core Strategy (as subsequently modified).

5.2 National Policies

National Planning Policy Framework (NPPF), paragraph 17 of which requires a high quality of design.

5.3 Northampton Local Plan (Saved Policies)

Policy E20 requires any new building or extension to adequately reflect the character of its surroundings.

5.4 Supplementary Planning Guidance

Northamptonshire County Parking Standards SPG 2003

Planning out Crime in Northamptonshire SPG 2004

5.5 **Other Material Considerations**

Submitted West Northamptonshire Joint Core Strategy (as subsequently modified)

Weight can be given to the West Northamptonshire Joint Core Strategy (JCS), this would be significant where a policy has received few representations and unresolved objections are not considered likely to have a significant bearing on the strategy of the Plan. The JCS provides an up to date evidence base and considers the current Government requirements for plan making, being prepared in full conformity with the NPPF. The plan has been the subject of an examination in public and the findings of the Inspector are awaited.

Policy S10 requires the highest standards of design to achieve the overarching goals of sustainability.

6. **CONSULTATIONS/ REPRESENTATIONS**

6.1 **NBC Environmental Health** have no observations.

7. **APPRAISAL**

7.1 The main issues to consider are the impact on the appearance of the site and the wider area, as well as the implications for the intensity of the use of the stadium.

7.2 Planning permission was granted in November last year for the development of the east side of the stadium and it is within this context of stadium development and improvement that this application has been made.

7.3 It is considered that the extension would have no detrimental impact on the appearance of the rear of the west stand. The form, scale and materials to be used would complement those used in the existing construction. In terms of the impact on the appearance of the surrounding area this is also considered to be acceptable as the extension would be seen as a part of the stadium.

7.4 With regard to the intensity of use of the stadium, this is considered to be acceptable. The extension is proposed to provide improved facilities for the Director's boxes and would not result in any increase to the more general capacity of the stadium. In addition due to the elevated nature of the proposal there is no loss of any of the facilities on the concourse beneath. Consequently there would be no adverse highway or safety implications.

7.5 It is therefore considered that the development would comply with the requirements of the NPPF, Policy S10 of the submitted Joint Core Strategy and Policy E20 of the Local Plan.

8. CONCLUSION

- 8.1 The application is acceptable and would have no adverse impact on the appearance of the site or the surrounding 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. The development hereby permitted shall be carried out in accordance with the following approved plans: WS.00 Revision A, WS.01 Revision A, WS.02 Revision A and WS.03 Revision A.

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

3. 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.

10. BACKGROUND PAPERS

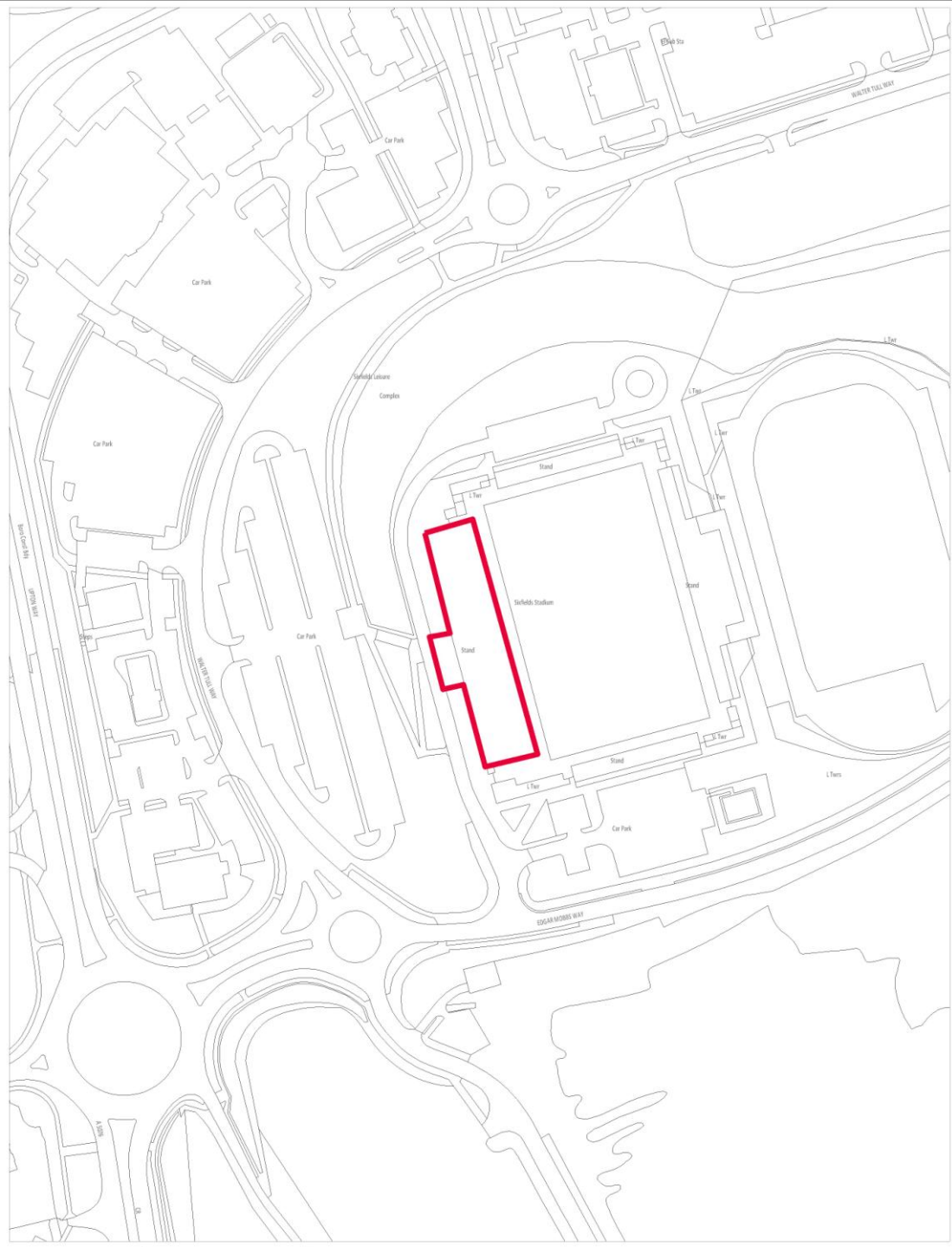
- 10.1 N/2014/0388.

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: **23rd April 2014**
Scale: **1:2000**
Dept: **Planning**
Project: **Committee**

Title

Sixfields Stadium, Walter Tull Way

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