



PLANNING COMMITTEE: 2nd September 2014
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2014/0598: Erection of a single-storey building adjacent to existing car park to be used as changing rooms for football club, Ladybridge Park, Ladybridge Drive

WARD: West Hunsbury

APPLICANT: Welland Football Club
AGENT: James Taylor Construction

REFERRED BY: Head of Planning
REASON: NBC owned Land

DEPARTURE: NO

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

By reason of its scale, siting, design and appearance the proposed development would not detract from the visual amenities of the locality nor have an undue detrimental impact upon the amenities of surrounding occupiers and would not impact on flood risk. The development would therefore comply with saved Policy E20 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The application proposes to erect a single storey building onto an open area of land facing a car park within Ladybridge Park to utilise primarily as changing rooms for the Welland Valley Football Club.

- 2.2 The proposed building would have a length of 16.2m, a width of 10m and a height of 4.7m. The building would be constructed in bricks and have a pitched roof with concrete tiles. The following internal layout is proposed: 2 changing rooms, shower rooms and wc facilities, store and a small tea preparation area.

3. SITE DESCRIPTION

- 3.1 The site is located off an access road leading from Ladybridge Drive to car parking facilities serving visitors to the park and playing field facilities.
- 3.2 The nearest residential properties are located at Heronsford which are over 110m away to the west. There are two temporary storage containers sited on the edge of the existing car park.

4. PLANNING HISTORY

- 4.1 None.

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.

5.2 National Policies

National Planning Policy Framework (NPPF) is pertinent to this application. Paragraph 17 requires that new developments be of a good standard of design.

5.3 Northampton Local Plan

Policy E20 – requires that planning permission be granted for new development where its design adequately reflects the character of its surroundings in terms of layout, siting, form, scale and use of appropriate materials.

Policy E40 – requires that planning permission not be granted for development unless it pays adequate regards to the need to deter crime and vandalism.

5.4 Supplementary Planning Guidance

Northamptonshire County Parking Standards SPG 2003

6. CONSULTATIONS

- 6.1 **Environment Agency** – Advise development site sits within Flood Zone 2 and is therefore at risk of flooding. They refer to the standing advice as the application is a ‘lower risk’ development proposals.
- 6.2 **NCC Highway Authority** – No observations.
- 6.3 **NBC Environmental Services** – No objections.
- 6.4 **West Hunsbury Parish Council** – refer to the existing storage containers on the site which they consider to be incongruous to the locality and consider these should be removed, furthermore request the hours of construction are limited to minimise the disruption on the users of the recreational land.

7. REPRESENTATIONS

- 7.1 **8 Heronsford** - relating to the quality of the appearance of the proposed building and the lack of details for screening. Consider that the existing containers on the site should be removed and restrictions should be applied to the hours of construction and deliveries to the site.

8. APPRAISAL

- 8.1 The key issues in connection with development relate to the design and layout, impact of the proposed development on the appearance of its surroundings and amenity of the area and flood risk related matters.

Design and Layout

- 8.2 The proposed building has a simple build form which is single storey with a pitched roof. The appearance of the proposed building would be sympathetic to the topography of the site and would not detract from its surrounding. The proposal has been designed to cater for the needs of people with disabilities with level access from the public realm.
- 8.3 As the building will be sited away from any built development, it has been designed to provide minimum windows and doors openings for crime prevention purpose. External doors and frames will be steel to provide security and a metal shutter will be provided to the window at the tea prep area. A condition will be attached requiring details of all external materials including windows and doors to be submitted. It is considered that the proposed building is acceptable in terms of design and layout in this locality.

Impact on amenity

- 8.4 The proposed building would be situated away from residential properties and would be surrounded by existing mature trees/planting which screen the car park. The proposal would therefore visually improve the immediate surroundings. The applicant has given consideration to the concerns raised over securing the removal of a number of existing temporary storage containers at the site. However, in this instance the applicant has stated the temporary buildings are still required for storage purposes in the short term. It is considered that the proposed building as submitted is acceptable on its own merits with or without the storage containers on site.
- 8.5 The site is located some distance from residential properties, planning conditions relating to the construction hours and deliveries are not considered necessary in this instance.

Flood Risk

- 8.6 The National Planning Policy Framework advises in determining planning applications, Local Planning Authorities should ensure flood risk is not increased elsewhere. The applicant was made aware of the potential flood risk issues associated with the site and has designed the proposed building for the finished level to be set 300mm above the flood level. It is not considered that the proposed building would unduly impact on flood risk.

9. CONCLUSION

- 9.1 Having given consideration to the submitted application and supporting information, the consultation responses and other material considerations referred to above, the proposed development is considered acceptable and should be permitted subject to conditions.

10. 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 plan: WVFC-A-102 Rev A.

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

3. Full details and samples of the materials to be used in the construction of the external of the proposed development including windows and doors hereby permitted shall be first submitted to and approved in

writing by the Local Planning Authority. The development shall be implemented 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 saved Policy E20 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

10. BACKGROUND PAPERS

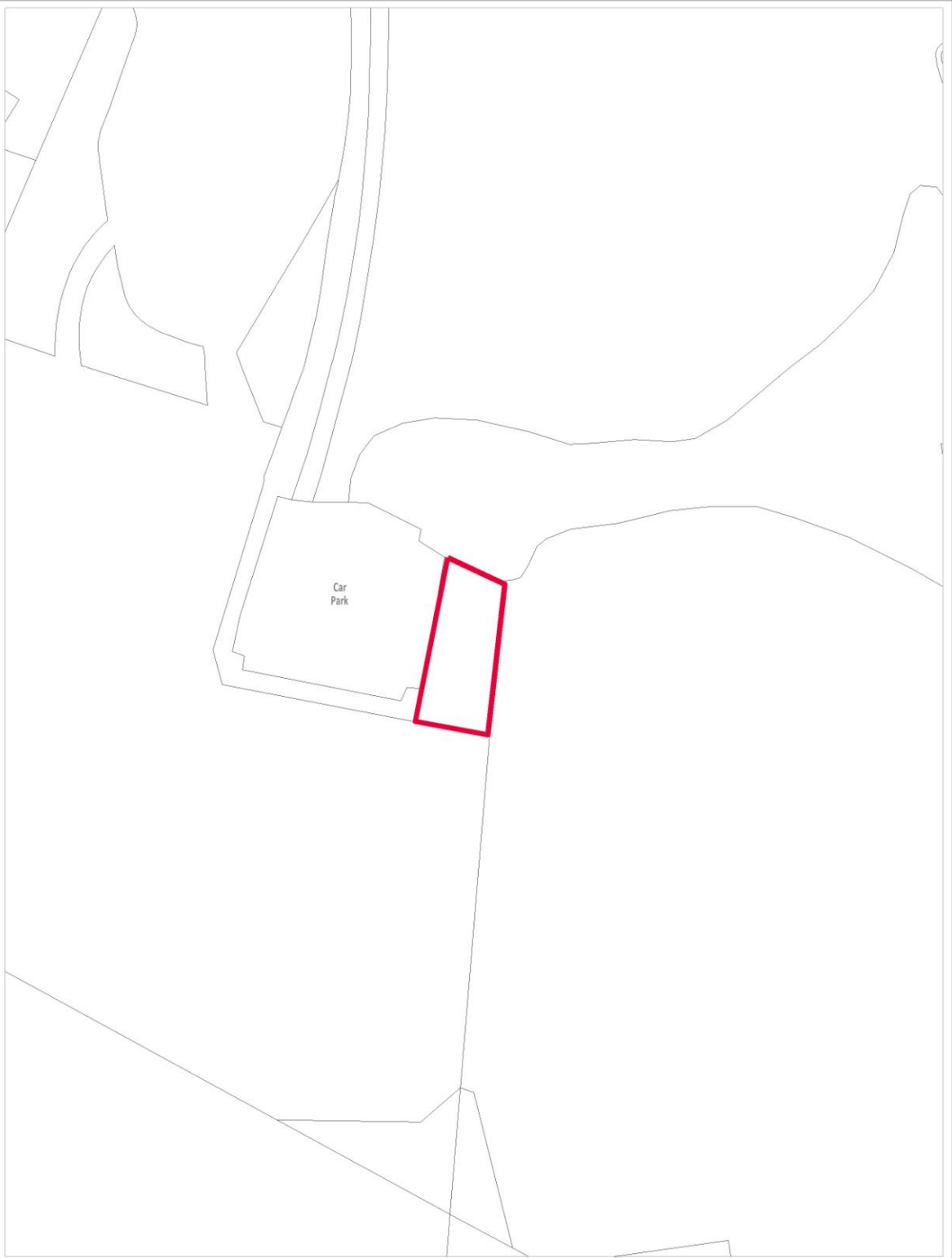
10.1 N/2014/0598.

11. LEGAL IMPLICATIONS

11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the recommendation 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: Location Plan
Date: 13th August 2014
Scale: 1:1250
Dept: Planning
Project: Committee

Title

Ladybridge Park, Ladybridge Road

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