



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

N/2014/0889: Application for variation of condition 2 of planning approval N/2013/1048 to alter layout and accommodation within the east stand at Sixfields Stadium

WARD: St. James

APPLICANT: Mr David Cardoza, Northampton Town Football Club

AGENT: Mr John Douglas, Douglas & Warner

REFERRED BY: Head of Planning
REASON: Application site in the ownership of Northampton Borough Council

DEPARTURE: NO

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 Delegate authority to the Head of Planning to **APPROVE** subject to conditions and the reason below:

The alterations to the layout and accommodation within the stand would have no unduly detrimental impact on the character and appearance of the area; road safety or environmental issues. This would be in accordance with Policy E20 of the Northampton Local Plan and the requirements of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 Planning permission was granted under reference N/2013/1048 to part demolish the east stand of the football stadium and to provide additional seating to increase the capacity from 7,653 to 10,000, a new conference and banqueting hall and various ancillary works. This

permission was granted subject to conditions including Condition 2 which specifies that the development to be carried out in accordance with the approved plans. Work has commenced on the development.

- 2.2 The current application seeks to vary Condition 2 to allow for different plans to be used. These would allow for the layout and accommodation within the stand to be altered from that originally approved.
- 2.3 The original permission proposed an area of seating at the front of the stand with an access concourse and a further area of seating behind this. A row of corporate boxes, including directors' facilities, were then proposed to run along the back of the stand. To the rear of the stand was a conference and banqueting hall.
- 2.4 Under the current application an area of seating is proposed at the front of the stand with a wider access concourse to the rear of this which would also accommodate 24 disabled viewing points. At the back of this, at a higher level, would be 10 executive boxes and services, including elevated external seating for these boxes. The stand may be divided into 13 sections with the executive facilities occupying the middle nine of these. The two sections at either end of the stand are indicated as void areas.
- 2.5 The overall capacity of the stand is shown as being 2,064 (including 100 people within the executive facilities). The capacity of the existing stand is 1,642.
- 2.6 The conference and banqueting facility is no longer proposed and will be the subject of a separate application on the west side of the stadium.
- 2.7 In addition the vehicular access to Edgar Mobbs Way is no longer proposed and 37 car parking spaces which would have served the conference/banqueting hall have also been removed.

3. SITE DESCRIPTION

- 3.1 The site is the east stand at Sixfields Stadium, the home of the town's professional football club. It is located within a generally 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.

- 4.3 N/2014/0388. Extension to front face of existing west stand to provide new suite of directors' boxes. Approved 07/05/2014.

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

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

5.3 Northampton Local Plan

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 and refer to their original comments.
- 6.2 The consultation period for this application expires on 4th September and any further responses received between the publication of the agenda and the meeting date will be reported to Members at the Committee meeting. Should any further comments be received following the Committee meeting these will be considered under the powers delegated to the Head of Planning, should Members be minded to accept the recommendation regarding this.

7. APPRAISAL

- 7.1 Development works approved under the previous planning permission have commenced. This application relates to the proposed changes to the stand only. The principle of the development has been established with the original grant of planning permission.
- 7.2 It is considered that the visual impact of the development now proposed would be less than that of the original scheme. The removal of the banqueting/conference hall significantly reduces the overall mass of the building and consequently reduces the visual impact. A condition from the original permission concerning external materials will be repeated should members be minded to grant planning permission.
- 7.3 The changes to the elevation facing the pitch in terms of the layout of the accommodation for spectators within the stand are not considered unacceptable.
- 7.4 In terms of other impacts which may arise from the construction of a stand, such as the impact on road safety and environmental concerns, these are considered to be no greater than under the originally approved permission. Conditions from the original permission relating to such matters will be repeated where applicable.
- 7.5 The loss of 37 car parking spaces is not considered unacceptable given that these were intended to serve the conference and banqueting hall which has been removed from the application.

8. CONCLUSION

- 8.1 The alterations to the layout and accommodation within the stand would have no unduly detrimental impact on the character and appearance of the area; road safety or environmental issues. This would be in accordance with Policy E20 of the Northampton Local Plan and the requirements of the National Planning Policy Framework.

9. CONDITIONS

1. The development shall be carried out in accordance with the following approved plans: AA-21-001 P1; AA-21-002 P1; AE-20-001 P4; AE-20-002 P3; AL-20-001 P4; AL-20-002 P4; AL-20-003 P4; AL-20-004 P4; AS-20-001 P6; AS-20-002 P5; AS-20-004P; LP.01 & SP.01.

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

2. No construction operations shall take place outside the hours of 08:00 to 19:00 Mondays to Fridays or 09:00 to 15:00 on Saturdays. No such operations shall take place at any time on Sundays or Bank / Public Holidays.

Reason: To protect the amenity of neighbours and in accordance with objectives of the National Planning Policy Framework.

3. Within two months of the date of this permission, a landscape and aftercare scheme detailing both hard and soft landscaping works and 5 year aftercare shall be submitted in writing for the written approval of the Local Planning Authority. The scheme shall include the following;

- a) Landscaping of the boundaries to the site, including a detailed design of the layout of the semi – public squares and pedestrian circulation area.
- b) Fully annotated planting plans, showing locations of individually planted semi mature trees, shrubs, hedges and areas of grass. Within ornamental planting area plans should be sufficiently detailed to show the locations of different single groups in relation to one another, and the location of any individual to one another, and the location of any individual specimen shrubs. Other information shall include planting schedules noting species, plant sizes and proposed numbers/densities, method of cultivation and details of the proposed planting implementation programme;
- c) Surfacing materials for the semi–public space, paths and servicing area;
- d) The types, heights and design of all fencing / boundary treatment/bollards/planters;
- e) Details of the siting and design of all street furniture including and cycle stands;
- f) The 5 year aftercare for landscape management and maintenance, which among other things shall provide for replacement trees and shrubs of the same species and size as that originally planted to be planted for any tree / scrub which, within 5 years from its date of planting, is removed, uprooted or is destroyed or dies or becomes in the opinion of the Local Planning Authority, seriously damaged or defective.

4. The landscaping and aftercare scheme approved in connection with Condition 3 above shall be carried out in the first planting and seeding seasons following the commencement of the use of the remodelled and extended stadium or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years as required by Condition 3.

Reasons 3 & 4: To ensure a high quality of external environment and biodiversity in accordance with saved Policy E20 of the Northampton Local Plan and in accordance with the objectives of the National Planning Policy Framework.

5. Within two months of the date of this permission, samples of all materials to be used in the construction of the external surfacing (including window frames, doors, roof structure and glazing of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Sample panels of the proposed materials (walling) (roofing) (brickwork) at least one metre square (showing where appropriate the proposed coursing, method of pointing and colour of mortar/render) shall be erected on the site for consideration and subsequently approval in writing by the Local Planning Authority. The panels shall be retained on site until the completion of the works. The development shall be implemented in accordance with the approved details.

6. Within two months of the date of this permission a detailed external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The detailed lighting scheme shall include site annotated plans showing lighting positions for the external spaces, facades, building elevations and structures they illuminate and details of the lighting fittings including colour, watts and period of illumination. All lighting works shall be implemented in accordance with the approved details and thereafter maintained / retained.

Reasons 5 & 6: To ensure a high quality of external environment in accordance with saved Policy E20 of the Northampton Local Plan and in accordance with the objectives of the National Planning Policy Framework.

7. Within two months of the date of this permission a desktop study, including a site walkover, in respect of possible contaminants within the site is completed and the need for a site investigation is determined. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority.

8. Any site investigation found to be required under Condition 7 shall be carried out prior to any development taking place and the results shall be used to produce a method statement for any remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority.

9. All remedial works found to be required under Contaminated Land Condition 8 above shall be fully implemented, prior to any development taking place and in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion.

10. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 8 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Contaminated Land Condition 9, which is subject to the approval in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing by the Local Planning Authority in accordance with the Contaminated Land Conditions.

Reasons 7,8,9 & 10: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety in accordance with objectives of the National Planning Policy Framework.

11. Prior to the development hereby permitted being brought into use a green Travel Plan shall be implemented setting out proposals for to promote travel by sustainable modes in accordance with a timetable to be submitted to and agreed in writing by the Local Planning Authority and furthermore details of a revised traffic management plan shall be submitted to and agreed in writing by the Local Planning Authority. The approved details shall thereafter be implemented in full and shall thereafter be maintained / retained.

Reason: To promote sustainable Travel and secure the satisfactory development of the site, provide security and protect road and pedestrian users and accord with the objectives of the National Planning Policy Framework.

12. Within two months of the date of this permission, full details of facilities for the secure parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development hereby permitted being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with the objectives of the National Planning Policy Framework.

13. Within two months of the date of this permission, full details of the proposed boundary treatment/public realm works of the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include plans showing the locations of existing, retained and proposed new boundary treatments and scaled drawings indicating the positions, height, design, materials, type and colour of proposed new boundary treatments/materials including railings.

Reason: To ensure a high quality of external environment in accordance with saved Policy E20 of the Northampton Local Plan and in accordance with objectives of the National Planning Policy Framework.

14.No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: Drainage design should be consistent with the drainage system currently in place for the existing development. It should be ensured that no new drainage designs for the proposed increase the potential for contaminant migration (e.g. soakaways should not be located in contaminated ground).

15.Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: Piling or any other foundation designs using penetrative methods can result in risks to controlled waters from mobilising contamination or creating preferential pathways for contamination to migrate. Thus, it should be demonstrated that any proposed piling would not result in contamination of groundwater.

16.Within two months of the date of this permission, a scheme, (including a timetable, an action plan and management plan) shall be submitted for approval in writing to the Local Planning Authority, for the provision of replacement football playing field and athletics facilities that addresses the loss of the existing playing fields and associated facilities and the existing athletics track and facilities on the site and which shall be equivalent to, if not better in terms of quality, quantity and accessibility to the playing field and associated facilities and athletics track and associated facilities which would be lost. The timetable shall detail both the short term and permanent proposals for the replacement of both the football playing pitch and associated facilities and athletics facilities. The scheme shall provide for the delivery of compensatory playing field and associated facilities and the athletics facilities provision prior to the commencement of the use of the permitted development and thereafter its maintenance and management. The scheme for the playing fields shall be prepared in accordance with Sport England's "Natural Turf for Sport 2011" the Athletics facilities shall be prepared in accordance with guidance from UK Athletics with and both the football pitch and associated and athletics facilities shall be implemented and maintained in accordance with the approved schemes.

Reason: To maintain and where possible improve the quantity playing pitch provision and athletics facilities and to comply with the aims and objectives with the National Planning Framework.

17.Within two months of the date of this permission, a Transport Assessment shall be submitted to and approved in writing by the Local Planning Authority, the consent of the Transport Assessment shall include the following:

- a) Traffic Surveys to record classified turning movements to be undertaken at junctions on the highway network, on a Weekday, Saturday and Sunday (the timings and locations to be agreed with the Local Planning Authority), with and without a Northampton Town Football Club home league football match being played, to assess the difference in traffic flows to calculate the existing and, additional football related traffic assuming full occupancy of the Sixfields Football Stadium following Development.
- b) A future year assessment of the above for 2026
- c) An agreement on the traffic generation of the trips generated by the non-football uses proposed on the site, using TRICS data
- d) An agreement on the distribution of traffic for the proposed uses
- e) An assessment of car parking numbers required
- f) An accident analysis for the agreed study area
- g) An assessment of existing sustainable transport choices

Where appropriate and necessary a package of any highway measures identified as result of the above requirements shall be agreed and the development hereby permitted shall not be brought in use until all such identified measures have been substantially implemented in accordance with the approved details.

Reason: To secure the satisfactory development of the application site and comply with the aims and objectives with the National Planning Framework.

18. Within two months of the date of this permission, full details of access within the concourse, corporate boxes and sitting area including elevated or non-elevated areas for people with disabilities 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: To ensure the premises are easily accessible for people with disabilities in accordance with National Planning Policy Framework.

10. BACKGROUND PAPERS

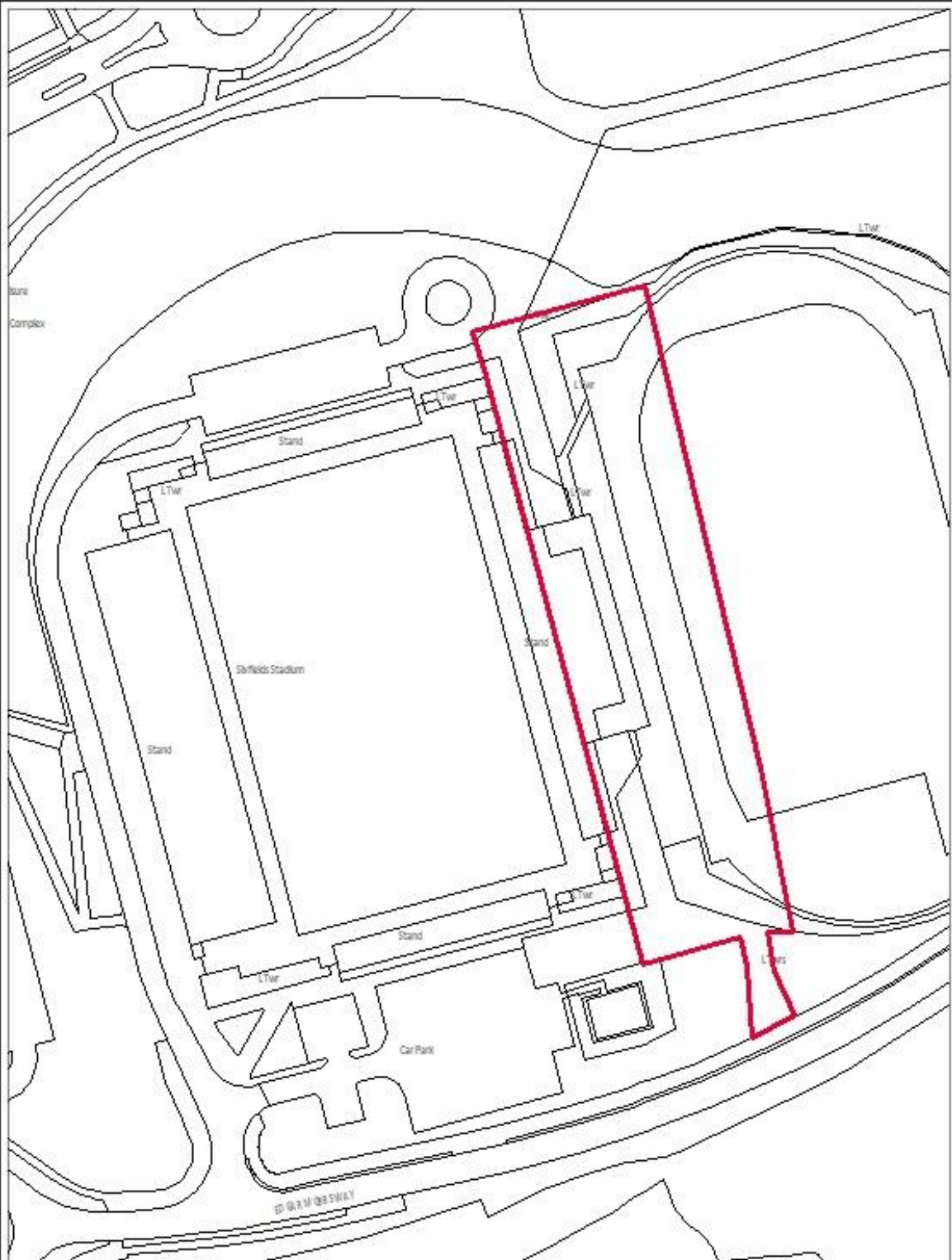
10.1 N/2014/0889.

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.



No. Location Plan
 No. 10 August 2014
 No. 1/20
 No. Planning
 No. Committee

Title
East Stand, Sixfields Stadium

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