



**PLANNING COMMITTEE:** 24<sup>th</sup> March 2015  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**DIRECTOR:** Steven Boyes

**N/2015/0149:** Erection of a cricket pavilion at Northampton Old Scouts Recreation Ground, Rushmere Road

**WARD:** Rushmills

**APPLICANT:** Northampton Old Scouts  
**AGENT:** Mr. M. Wall

**REFERRED BY:** Director of Regeneration, Enterprise and Planning  
**REASON:** Proposed development located on Council owned land

**DEPARTURE:** No

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

- 1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposed development would support the continued use of the site for sports purposes whilst having a neutral impact upon the character and appearance of the surrounding area and the amenities of the neighbouring properties. As a consequence, the development is in conformity with the requirements of the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

**2. THE PROPOSAL**

- 2.1 The applicant seeks planning permission to erect a single storey building within the grounds of the Northampton Old Scouts Rugby Football Club that would feature a club room and changing rooms. The building would feature a combination of bricks and wooden cladding and would have a tiled roof.

**3. SITE DESCRIPTION**

- 3.1 The application site consists of a recreation ground located to the east of Rushmere Road. A further recreation ground (which is also operated by the applicant) is located on the western side of Rushmere. Car parking which serves both grounds is available within the western site in addition to car parking that is

located within the curtilage of the eastern ground. The surrounding area is generally characterised by the presence of residential accommodation. The old course of the River Nene runs alongside the southern boundary of the site. As a consequence of this, the general topography of the area slopes upwards in a northerly direction.

#### **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 Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and Northampton Local Plan (1997) saved policies

##### **5.2 National Policies**

5.2.1 The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application.

5.2.2 Paragraph 70 of the NPPF states that planning decisions should deliver adequate community facilities, such as sports venues. The importance of good design is emphasised within Paragraph 17. In addition to these matters, weight should also be given to the requirements of Paragraph 103, which states that developments should not increase flood risk either on the application site or elsewhere.

##### **5.3 West Northamptonshire Joint Core Strategy (2014)**

5.3.1 The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy S10 – Sustainable Development Principles – The policy requires that the highest possible standards of design are sought within new development; that developments are sustainable located and to minimise pollution from noise, air and run off.

##### **5.4 Northampton Local Plan 1997 (Saved Policies)**

5.4.1 Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20 – New Development – This policy states that new proposals should be of an acceptable design and ensure a neutral impact upon neighbouring properties in terms of light, outlook and privacy.

#### 5.6 **Supplementary Planning Documents**

Northamptonshire County Parking Standards SPG 2003

### 6. **CONSULTATIONS/ REPRESENTATIONS**

6.1 By reason of the scale and positioning of the development and in line with the requirements of the Development Management Procedure Order, the application has been advertised through a site notice, which was placed in the vicinity of the site's boundaries on the 19<sup>th</sup> February.

6.2 **10 Tanfield Land** – Objecting as the application has been advertised through a site notice only. Currently people cross the road during rugby events from the changing rooms on the Old Scouts ground. As such a pedestrian crossing could be installed. The building could be subject to anti-social behaviour and is sited on an area that has been affected by flooding. There are concerns that an application could be made for a licenced premises within the proposed building.

6.3 At the time of preparing this report, the consultation period had yet to conclude. Therefore, any further responses will be reported to members via means of the addendum, which will be circulated prior to the meeting commencing.

### 7. **APPRAISAL**

7.1 The proposed building is of comparatively small proportions and is located a significant distance from Rushmere Road and the nearest residential accommodation is over 150 metres away. As a consequence of this, it is considered that the development would have a neutral impact upon the amenity of the locality by reason of the building's lack of prominence. The separation distances would prevent the development from having a significant adverse impact upon the levels of light, outlook and privacy currently enjoyed by existing residents.

7.2 The building would be constructed of a traditional appearance and therefore would not adversely impact upon the visual amenities of the locality. A condition is recommended that would ensure that the proposed building materials are approved by the Council prior to works commencing.

7.3 It is accepted that due to the positioning of the proposed building, opportunities for natural surveillance are likely to be minimal. Nonetheless, it is noted that the building's windows are all a minimum of 1.6m above ground level and the building's door would be visible across the playing field. As a consequence of this, it is considered that the development would not encourage crime or anti-social behaviour.

7.4 The application site operates in conjunction with another recreation ground on the western side of Rushmere Road. The combined sites contain suitable car parking to serve the two sites. It should also be noted that the proposed development would represent an improvement to the existing facilities rather than an intensification of activity within the application site. As a consequence of

this, it is anticipated that the development would not have any significant impact upon the highway system.

7.5 Of concern is that the site is in close proximity to the old arm of the River Nene. The applicant has produced a bespoke Flood Risk Assessment, which concludes that the development would not have an adverse impact upon flood risk either within the site or elsewhere. Notwithstanding this conclusion, the comments from the Environment Agency were still to be received at the time of preparing this report. Therefore any further updates on this matter will be reported to members via the addendum, which will be circulated prior to the committee meeting commencing.

7.6 It is noted that concerns have been raised regarding licences being potentially granted for the proposed building. This is a matter that would be addressed and considered, if necessary, under the relevant Licencing legislation. As a consequence, these matters should not be duplicated under the planning process.

## **8. CONCLUSION**

8.1 It is considered that the development would enhance the sports facilities within the site and would have a neutral impact upon the character and appearance of the surrounding area. As a consequence, it is considered that the proposal is in conformity with national and local planning policies.

## **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: 010 Block Plan; and 033-021.

Reason: For the avoidance of doubt and to ensure conformity with 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 S10 of the West Northamptonshire Joint Core Strategy.

## **10. BACKGROUND PAPERS**

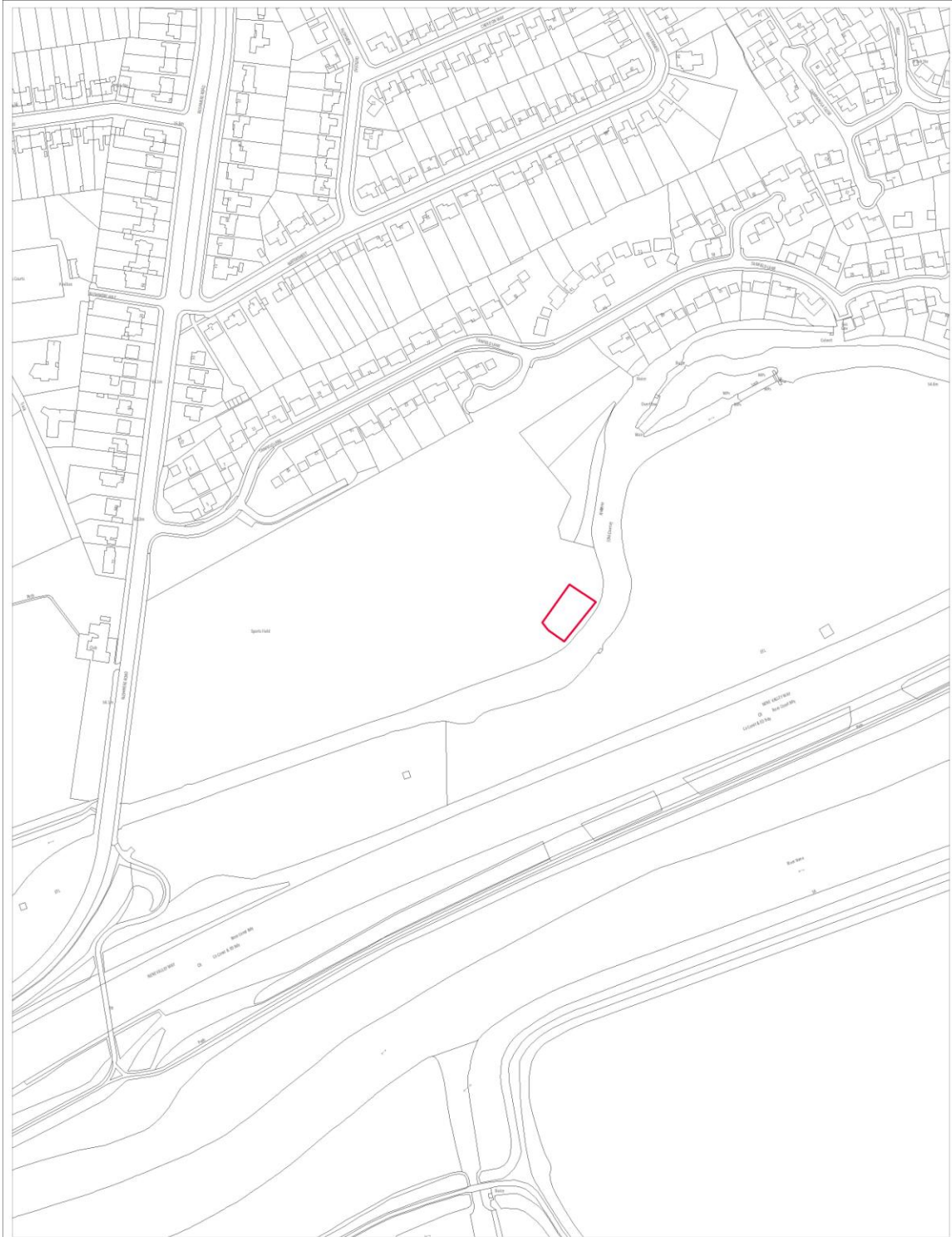
10.1 None

## **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: Site Location Plan  
Date: 12th March 2015  
Scale: 1:3000  
Dept: Planning  
Project: Planning Committee

**Title**  
**Northampton Old Scouts RFC, Rushmere Road**

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