



**PLANNING COMMITTEE:** 27<sup>th</sup> October 2015  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**DIRECTOR:** Steven Boyes

**N/2015/0987:** New community centre incorporating changing room facilities and nursery school. New access road with parking facilities. Relocation of play area at land off St Crispin Drive

**WARD:** Upton

**APPLICANT:** Northampton Borough Council  
**AGENT:** Sursham, Tomkins and Partners

**REFERRED BY:** Director of Regeneration, Enterprise and Planning  
**REASON:** NBC Application

**DEPARTURE:** No

---

**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

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

The proposed community centre would provide for necessary community facilities whilst not resulting in any adverse impact on the character and appearance of the conservation area. Whilst the proposal would impact on the setting of the adjacent listed building this would not be significant and would be offset by the wider benefits of the proposal. The proposal would not adversely impact on the amenities of existing neighbouring residents nor highway safety, subject to appropriate mitigation as required by conditions. The proposal is therefore compliant with the requirements of Policies SA, S10, C2 and BN5 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

1.2 As consultation period will not expire until the 2<sup>nd</sup> of November, it is recommended that delegated authority be given to the Director of Regeneration, Enterprise and Planning to resolve any additional issues raised in comments received not dealt with in the report and issue planning permission after the consultation period has expired,

**2. THE PROPOSAL**

- 2.1 The proposal is for the construction of a single storey new community centre, sports changing rooms and nursery school, an associated access road and area of parking. The existing play area would be relocated to the southern part of the application site.
- 2.2 The building proposed is of a modern design, comprising a wide, low building with a gently sloping flat roof and a separate circular element which would accommodate the nursery.
- 2.3 The community centre would include a main hall which can be divided into two rooms, as well as a café, kitchen, meeting rooms, office and associated toilets and meeting rooms. The operational hours of the community centre use would be from 8am to 10pm on Sundays to Fridays and from 8am to midnight on Saturdays.
- 2.4 Linked to this would be four changing rooms, each incorporating showers and WC, together with officials' changing rooms, kit lockers and equipment stores. This would be open from
- 2.5 A further element to the building would be the nursery, which includes an area for under twos and pre-school children as well as associated facilities. The operational hours of the nursery use would be 8:00am to 6:00pm.
- 2.6 A separate parking area would now provide 54 spaces, following revisions to the plans which had originally shown 80 spaces including 40 overspill spaces. Five spaces for disabled people would be provided also.
- 2.7 In terms of the external appearance, the building has been designed by means of a multi-disciplinary workshop to improve the previous more standard design. The building has been designed in a modern style to represent an interesting feature in its own right which does not compete with historic buildings in the area.

### **3. SITE DESCRIPTION**

- 3.1 The site currently comprises an open field adjacent to relatively new housing to the east and a Grade II listed church and cemetery to the north, within the former St Crispins Hospital site, now redeveloped for housing. The site falls within the St Crispins Conservation Area.
- 3.2 Access to the site is via St Crispins Drive. The site was previously earmarked for the construction of a link road to Berrywood Road. The proposal was subsequently dropped due to the lack of a need for a link and to free up the site for this development.

### **4. PLANNING HISTORY**

- 4.1 The development of the former St Crispin's hospital for residential use was approved in outline under application reference N/1997/0566 on 12th November 2002.
- 4.2 A revised application was submitted under reference N/2004/0719 which revised the proposal by removing the previously consented hotel and substituting residential conversion of the old hospital buildings.

- 4.3 Following on from these outline permissions, various reserved matters applications were approved for the detailed layout of the site.
- 4.4 In 2014 a variation to the S106 agreement was approved by the Planning Committee, to remove the obligation to provide a link road through the playing fields. This has freed up this site for this proposal.

## **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**

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:

Section 7 – Requiring Good Design – States that great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Section 11 - Conserving And Enhancing The Natural Environment – States that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity

Section 12 - Conserving And Enhancing The Historic Environment - This sets out that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

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

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 SA (Presumption in Favour of Sustainable Development) is a policy to ensure planning is not a barrier to new development.

Policy S10 (Sustainable Development Principle) sets out the list of principles for development to follow. This includes issues such as good design, energy efficiency and accessibility by sustainable transport modes (including walking, the protection and enhancement of the natural environment and green infrastructure.

Policy S11 (Low Carbon and Renewable Energy) requires all new non-residential developments over 500m<sup>2</sup> gross internal floorspace achieve a minimum BREEAM rating of Very Good.

Policy RC2 (Community needs) requires proposals for new facilities to be supported by a long term maintenance and management plan. There is no evident plan, this should be provided

Policy BN1 (Green Infrastructure Connections) establishes the green infrastructure corridors (GI) of sub-regional and local importance. These should be conserved, managed and enhanced by incorporating existing and identified future networks into development proposals and securing contributions for the creation and future management of GI Networks. The policy goes on to set out the measures to be used to enhance existing and create new GI.

Policy BN2 (Biodiversity) establishes that development that maintains and enhances existing designations and assets or delivers a net gain in biodiversity will be supported.

Policy BN5 (Historic Environment and Landscape) will be dealt with by colleagues in the Heritage Team

Policy INF1 (Approach to infrastructure Delivery) determines that new development will be supported by and provide good access to infrastructure, including physical, green and social elements.

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

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 E7 (Skyline Development) aims to ensure that proposals do not have any detrimental effect upon the skyline of St Crispin / Berrywood (as seen from the west beyond the town's existing boundary).

Policy E9 (Locally Important Landscape Areas) in association with Appendix 28, establishes that the proposal is situated within a Locally Important Landscape Area. The policy aims to ensure that the proposal has no detrimental effect on the character of the area.

Policy E20 (New Development) Requires the design of any new building or extension to adequately reflecting the character of its surroundings in terms of layout, siting, form, scale and use of appropriate materials

E26 (Conservation Areas) Requires that development in conservation areas preserves or enhances the character and appearance of those areas

Policy L26 (Leisure Proposals), in association with Appendix 27, establishes the proposal site as an area where planning permission will be granted for recreational / leisure uses.

## 5.5 **Supplementary Planning Documents**

Northamptonshire County Parking Standards SPG 2003  
Planning out Crime in Northamptonshire SPG 2004  
Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets

## 5.6 **Statutory Duty**

Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

If there is any harm to the aspects of the listed building or conservation area identified under section 66 or section 72 considerable weight should be placed on this harm in deciding whether to grant planning permission (East Northamptonshire Court of Appeal decision 2014).

Nevertheless a later judgement R Morris v Wealden DC (2014) explained the duty further thus:

“If, for example, the harm was trivial, then the great weight to be attached could more easily be outweighed by any advantages that accrued from the development in question.”

## 6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **Environmental Heath** – Request that the development take into account guidance on air quality. No further observations regarding site investigation work. In terms of noise generation would support the proposed layout in respect of the nursery, however the location of the halls and the café does create some potential conflicts due to doors opening in direct line of sight with residential properties. Recommend conditions for noise details, including noise from plant and equipment, odour collection and artificial lighting.
- 6.2 **Natural England** – No objection in respect of Statutory Nature Conservation Sites, standing advice should be used in respect of protected species, the Local Planning Authority should be satisfied that the impact on Local Sites is acceptable.
- 6.3 **Environment Agency** – The proposal falls outside the scope of matters on which the Environment Agency is a statutory consultee.
- 6.4 **County Archaeologist** – The development is within a landscape in which archaeological activity has been known to occur. Any impact on archaeological records can be dealt with by condition. The development will have a detrimental impact on any archaeological deposits, this does not represent an overriding

constraint on the development provided adequate provision is made for the investigation and recording of any remains that are affected.

- 6.5 **Highway Authority** – Initial comments requested a transport statement which has now been received, upon reconsultation with the Highway Authority further work on this was requested and it is anticipated that this will be received in time for the Highway Authority's comments on this to be reported to Committee by means of the addendum.
- 6.6 **Conservation** – The impact of the proposed development on the setting of the Listed Building and character of the conservation area will be prime considerations. The principle of provision of community facilities in an appropriate location is fully supported. However, the proposal will impact on the acknowledged open rural character and setting of the church and associated cemetery. The proposal will significantly impact on views of the church from the open space and residential properties. Not clear what alternative locations have been considered and why they have been discounted.
- 6.7 **Arboricultural Officer** – The proposed development will not have an impact on the existing trees on the site; however, there is a risk that the trees, particularly tree T1, could be damaged through construction related activities. It is essential therefore that the trees are protected in line with the recommendations in the draft Arboricultural Method Statement and draft Tree Protection Plan. Further details are required particularly relating to any proposed landscaping between the proposed car park and the adjacent residential area. There are no arboricultural reasons why this application should be refused. However, request that a finalised Arboricultural Method Statement and Tree Protection Plan are conditioned together with a detailed landscape scheme.
- 6.8 **Urban Designer** – Fully supportive of the proposed scheme, subject to a comprehensive landscaping proposal. Urban design and conservation were involved at the very early stages of the pre-application process, urban design being involved in four design workshops and direct consultation with the Architect throughout June to August to work through the basic design parameters to a fully designed scheme/building for planning. The key issues raised and addressed through re-design being the siting and footprint of the proposed building use, aspect, orientation and internal function of the buildings, relationship to the external areas and building height and massing which was capped height to respect the setting of the listed building, design and materials of the building in relation to its landscape setting and external works and landscaping.
- 6.9 **Police Crime Prevention Design Adviser** – Raises various points regarding the detail of the design, including secured by design, lighting, car park security, cycle parking and segregation of the playspace from the car park.
- 6.10 **St Crispin Berrywood Residents Association** – Pleased to support the application for the estate to have its own community Centre. Understand that all section 106 monies are supplied by the developer and are not public money and if not used would have to be returned, and cannot be used to fund private sports clubs. Only comment would be that would like to see the sports club placed more adjacent to the building.
- 6.11 **Historic England** – No objection in principle, appreciate the proposed development would bring significant public benefit. Urge careful consideration as to whether the design and setting of the proposed building is an appropriate

contextual solution that responds positively to the setting of this important group of heritage assets within the conservation area. The potential impact on the setting of numerous designated heritage assets must be carefully considered. Recommend following the advice of the Principal Planning Archaeologist with respect to the impact on and treatment of any undesignated archaeological remains.

6.12 **Lead Local Flood Authority** – Initial comments raised an object until a satisfactory Flood Risk Assessment has been submitted. Upon receipt of the FRA deficiencies were identified, the agent is working on addressing these and it anticipated that the Lead Local Flood Authority's comments on these revisions will be available to report to Committee by means of the Addendum.

6.13 As the consultation period has not expired at the time the report is being prepared, any further representations received prior to the Committee meeting will be reported to the Committee by means of the Addendum.

6.14 The proposed development has been advertised by way of site notices and letters to neighbouring occupiers, as well as through pre-application consultations carried out by the applicants. At the time of writing this report the consultation period is still ongoing, but to date, representations raising objections have been received from the occupiers of 16 neighbouring and nearby premises and on behalf of businesses in the area, together with a 72 signature petition on behalf of the Cricket Club, raising points which can be summarised as follows:

- The centre is too large.
- The centre would be disruptive due to social events.
- Operating hours are unsociable.
- Alcohol should not be sold on the premises – will lead to anti-social behaviour.
- Concerned about impact on the existing social club.
- Should be adjacent to existing social club.
- Not been shown that the centre would be viable.
- Will increase traffic and car park seems excessive.
- Location of car park would impact on residents.
- Parking very close to children's play area, making this unsafe.
- Safety and health concerns due to car park being adjacent to playground and separated from the nursery by the access road.
- Concerned about loss of green space, siting and visual impact, impact on neighbouring properties and the conservation area, impact on the adjacent church and disturbance of archaeological remains
- No need for another Community Centre, nursery and café.

- Question the need for a baseball pitch.
- Concerns regarding impact on wildlife.
- Lack of consultation.
- On behalf of the Cricket Club – Object - any future community centre should be developed in association with the St Crispin and Rylands Cricket Club.

6.15 Additionally, representations in support have been received from one nearby resident, a Northampton childcare provider and the Northants Baseball Club and the Gregory Celtic Football Club which can be summarised as follows:

- Fully support the development and plans (from a resident)
- From a childcare provider – support as there is a serious lack of childcare in the St Crispins area.
- On behalf of the Northants Baseball Club – Club is growing, to have somewhere to call home would be amazing. Club has supported local community, change would benefit thousands of kids, for anything that is needed you have our full support.
- On behalf of Gregory Celtic Football Club – Since using the pitches the club has increased in size, changing rooms and community centre would be appreciated as an area for parents and visiting teams.

## **7. APPRAISAL**

7.1 The issues to consider are the principle of the development, the detail of design and impact on the character of the area, including the street scene and conservation area and on the setting of the adjacent grade II listed church, and on the amenities of nearby residents. Also the suitability of the building for the proposed use including the proposed parking area.

### **Principle of the development**

7.2 The site is designated in the adopted Local Plan as Greenspace and a Locally Important Landscape Area but is also defined under Policy L26 as being located in an area allocated for recreational and / or leisure uses.

7.3 Furthermore, included within the permission for St Crispin was a Section 106 agreement which requires that land is provided for a community centre. Whilst this agreement does not require a specific location for the centre, there is no other location within the area which has been identified as suitable for the development and the proposed site is therefore considered to be the only suitable location for the proposed community centre.

7.4 The site was previously earmarked for the development of a link road to Berrywood Road. The proposed link was subsequently dropped as the road was no longer required and to make way for the proposed community centre. The development of a community centre on this site is, therefore, considered to be acceptable in principle.



- 7.5 Concerns have been raised by some objectors as to whether there is a need for the facilities, or stating that these ought to be provided in an alternative location. However, such discussions fall outside the remit of the planning process which must consider the acceptability of the development as proposed.

**Impact on the adjacent listed building, conservation area and street scene**

- 7.6 The site proposed building is situated within the St Crispin Conservation Area and is adjacent to the Grade II listed St Crispins Hospital Chapel (now operating as the St. Neophytos Greek Orthodox Church).
- 7.7 The proposed building would be just over 2m from the boundary with the cemetery of the church and at its closest point 33m from the main building of the church itself.
- 7.8 This is in close proximity to this listed building, however this siting has been chosen due to other constraints of the site, including the need to avoid areas inhabited by protected species, avoid damaging the protected tree on the site and the need to provide separation from the nearest residential occupiers on Frank Large Walk.
- 7.9 The building proposed is of a modern design, comprising a wide, low building with a gently sloping flat roof. The building has been designed at a low level to minimise the impact on the setting of the adjacent listed building and would additionally be screened from this by the existing vegetation on the boundary, which would be retained. The building is forward of the front of the church by around 40m, and as such the impact on important views of the rear of the church would be impacted to some extent, but due to its low level and the angle from which such views are obtained, this would be minimised. Nevertheless, there would be impact to the setting of this building within the context of the field to the rear and when viewed from properties on Frank Large Walk.
- 7.10 The principal views of the front elevation of the church, from the old Kent Road, would be unaffected by the development due to the dense vegetation around the church and the low level of the proposed building.
- 7.11 The St Crispins Conservation Area, within which the site of the proposed building is situated, includes a large number of important historic buildings, including the main hospital buildings, the former hospital farm (now the local centre) and the listed Connolly Lodge, as well as the adjacent listed church. However, other than the church all the historic buildings are a considerable distance away from the site and the remainder of the conservation area includes a very large number of modern dwellings which have been constructed in a typical style for dwellings on a modern estate, with some reference to traditional building styles.
- 7.12 The proposed building has been designed in a contemporary style, as set out above. This design has been chosen rather to avoid detracting from historic buildings in the area by attempting to mimic these by using a “pastiche” design.
- 7.13 It is considered, therefore, that the design of the building is appropriate for its location and would not adversely impact on the conservation area or broader street scene. The proposed design of the building is supported by the Council’s Urban Designer.

- 7.14 Whilst there would be an impact on the setting of the listed building, this is to some extent unavoidable and must be given considerable weight this must be balanced against the significant benefits of the development, as set out in the conclusions below.

### **Wider Design Considerations**

- 7.15 It should be noted that the building has been designed with the aim of achieving a BREEAM “very good” standard and the design includes a green roof system to reduce the amount of energy needed to moderate the temperature of a building, The building will be located in a manner that natural surveillance is provided around the site.
- 7.16 In respect of Local Plan Policy E7, the development is single storey and sited behind Berrywood. It uses a palette of external materials and colours and has a green roof. It is therefore likely to blend into the landscape and it is not considered to have any detrimental effect on the skyline.
- 7.17 In respect of Local Plan Policy E9, the proposal has had regard to the character of the area through the choice of material and building design which has been developed in consultation with the local community.
- 7.18 Lighting details have been submitted, however comments on these from Environmental Health are awaited and will be reported to the Committee by means of the addendum.

### **Impact on wildlife and trees**

- 7.19 The site is within an area occupied by protected species, and in respect of which a management plan has been produced. The response from Natural England refers to their standing advice which in turn indicates the need for appropriate licencing. Subject to the work being undertaken in respect of such licences, the impact on such species would be mitigated. An informative to this effect would be included in the decision notice.
- 7.20 The comments from the Arboricultural Officer are noted and appropriate conditions are imposed to protect existing trees. With the additional landscaping and tree protection, it is considered that the proposal would enhance biodiversity in the area.

### **Impact on neighbouring properties**

- 7.21 In terms of the impact on adjoining and nearby residents it is considered that the building is sufficiently distant from the residential properties to prevent any adverse impact from overshadowing or visual dominance but the building would nevertheless be clearly visible to residents in an area which is currently an open field. This would significantly change the outlook for these residents but it is considered that the building is of an attractive appearance and that visual amenity would not be compromised in the area.
- 7.22 In terms of noise from the use of the building, concerns have been raised by Environmental Health, however they also recommend that this matter can be satisfactorily controlled by conditions. The proposed hours of use of the building would be from 8am to 6pm for the nursery use and for the community centre use from 8am to 10pm on Sundays to Fridays and from 8am to midnight on

Saturdays. It is considered that these hours are reasonable for the proposed use and that subject to the noise mitigation measures which would be secured by condition would prevent any significant impact.

- 7.23 The proposal as originally submitted included a parking area of 80 spaces in close proximity to some of the neighbouring houses. This resulted in a number of objections and it was considered that this would have had a significantly detrimental impact on these neighbouring residents. Amendments were therefore sought which move the parking area to the area currently occupied by the play area and move the play area to the south of the site. This has the advantage moving the parking area away from residents and also placing this at the edge of the site, thereby minimising the intrusion into the green space.
- 7.24 The result of amending the location of the parking area is that the existing play area will need to be repositioned to further south along St Crispins Drive, placing this nearer to some residential properties. It is not considered that this would result in a significantly increased impact on these properties and that overall this would be offset by the greater benefit of repositioning the car parking away from these neighbours. Bunding would be provided between the play area and car park and these neighbours. Additionally, a safety fence would be included between the car park and the play area. Consultation on these amendments are currently ongoing and any comments received will be reported to the Planning Committee via the addendum.

#### **Impact on Highways**

- 7.25 The proposed development includes a number of uses which would attract a potentially large number of users to the site. However, this is a centre which is intended to serve the local community, and which users would be able to walk to. Nevertheless, it is also recognised that there will be those who choose to drive, and in addition to this the adjacent playing pitches would be used by teams coming from a wider area, and it is this element of the proposal which would generate the greatest level of potential demand for parking.
- 7.26 Comments received from the Highway Authority initially raised some minor concerns as well as the requirement for a transport statement. Upon receipt of this statement, comments from the Local Highway Authority indicated the need for further work on this statement. It is anticipated that these will be resolved and the comments from the Highway Authority will be reported to Committee by means of the addendum.

#### **Flood Risk**

- 7.27 An objection was received from the Lead Local Flood Authority due to the absence of a Flood Risk Assessment. Now that this has been received further points have been raised, it is anticipated that these will have been addressed prior to the Committee meeting and the results of the reconsultation on these amendments will be reported to Committee by means of the addendum.

### **8. CONCLUSION**

- 8.1 The positive and negative aspects of this development proposal are very finely balanced. The proposal would have an impact on the setting of the adjacent listed building, which it is considered is less than substantial. However, as

discussed above the siting of the building has been influenced by external factors, and it has been designed to minimise any adverse impact.

- 8.2 Whilst the impact on the setting of the adjacent listed building is acknowledged, this is considered as being less than substantial and even after giving this harm considerable weight (applying case law relating to the statutory duty under section 66 referred to above) this must be weighed against the public benefits of the proposal.
- 8.3 The building would meet a previously identified and long standing need for community and changing facilities. Furthermore, the design of the building is of a very high quality and incorporates sustainable development principles.
- 8.4 On balance, it is considered that the substantial public benefits are considered significant enough to outweigh the harm to heritage assets such that the application is recommended for approval.
- 8.5 Additionally, the revised parking area would not have undue adverse impact on neighbouring residents or other interests of acknowledged importance which could not be satisfactorily ameliorated by the conditions as proposed below.

## **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: 11, PL10 D, PL10 C, PL11 D, PL12 A, PL13 A, PL14 A, PL15 A, 151000/E/23210 I1.

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

3) The premises shall be open only between the following hours in respect of the approved uses - Nursery School: 8:00am to 6:00pm from Mondays to Fridays; Community Centre: 8:00am to 10:00pm on Sundays to Fridays and 8:00am to midnight on Saturdays; Changing Rooms: 8:00am to 8:00pm on any day.

Reason: In the interests of the protection of residential amenities in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

4) A scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the sources of noise on the site whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control and the approved scheme shall be implemented prior to the development being first brought into use and retained thereafter.

Reason: To protect the amenities of nearby occupants from noise and vibration in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

5) A scheme for the collection, treatment and dispersal of cooking smells and fumes shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall have been implemented prior to the development being first

brought into use and retained thereafter.

Reason: In the interests of the amenity of the surrounding locality and to secure a satisfactory standard of development in accordance with the National Planning Policy Framework.

6) Details of any external lighting to the building and the car park shall be submitted to and approved in writing by the Local Planning Authority and thereafter be implemented in accordance with those details before development being first brought into use and retained thereafter.

Reason: To secure a satisfactory standard of development in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

7) 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.

8) Full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority and provided prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with Policies S10 and C2 of the West Northamptonshire Joint Core Strategy.

9) Full details of the proposed surface treatment of all parking areas and footpaths shall be submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

10) Full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the building hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

11) Notwithstanding the submitted scheme, a detailed scheme of hard and soft landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include indications of all existing trees and hedgerows on the land and details of any to be retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

12) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall

be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

13) The car parking spaces shall at all times be reserved for the parking of vehicles by staff and visitors and there shall be no storage of goods, materials, refuse, pallets or skips thereon.

Reason: To ensure that adequate parking facilities are maintained in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

14) No development shall take place prior to the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with the National Planning Policy Framework. This is a pre-commencement condition to ensure investigation is carried out in a timely manner.

15) No development shall take place until a finalised Arboricultural Method Statement and Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority. All trees shown to be retained in the approved plans shall be protected for the duration of the development by (a) stout fence(s) to be erected and maintained on (an) alignment(s) to be approved in writing by the Local Planning Authority before any development works shall take place. Within the fenced area no development works shall take place on, over or under the ground, no vehicles shall be driven, nor plant sited, no materials nor waste shall be deposited, no bonfires shall be lit nor the ground level altered during the periods of development.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality in accordance with Policy E20 of the Northampton Local Plan. This is a pre-commencement condition as it is essential that the tree protection measures are in place before any work which may cause damage to the trees is carried out.

## **10. BACKGROUND PAPERS**

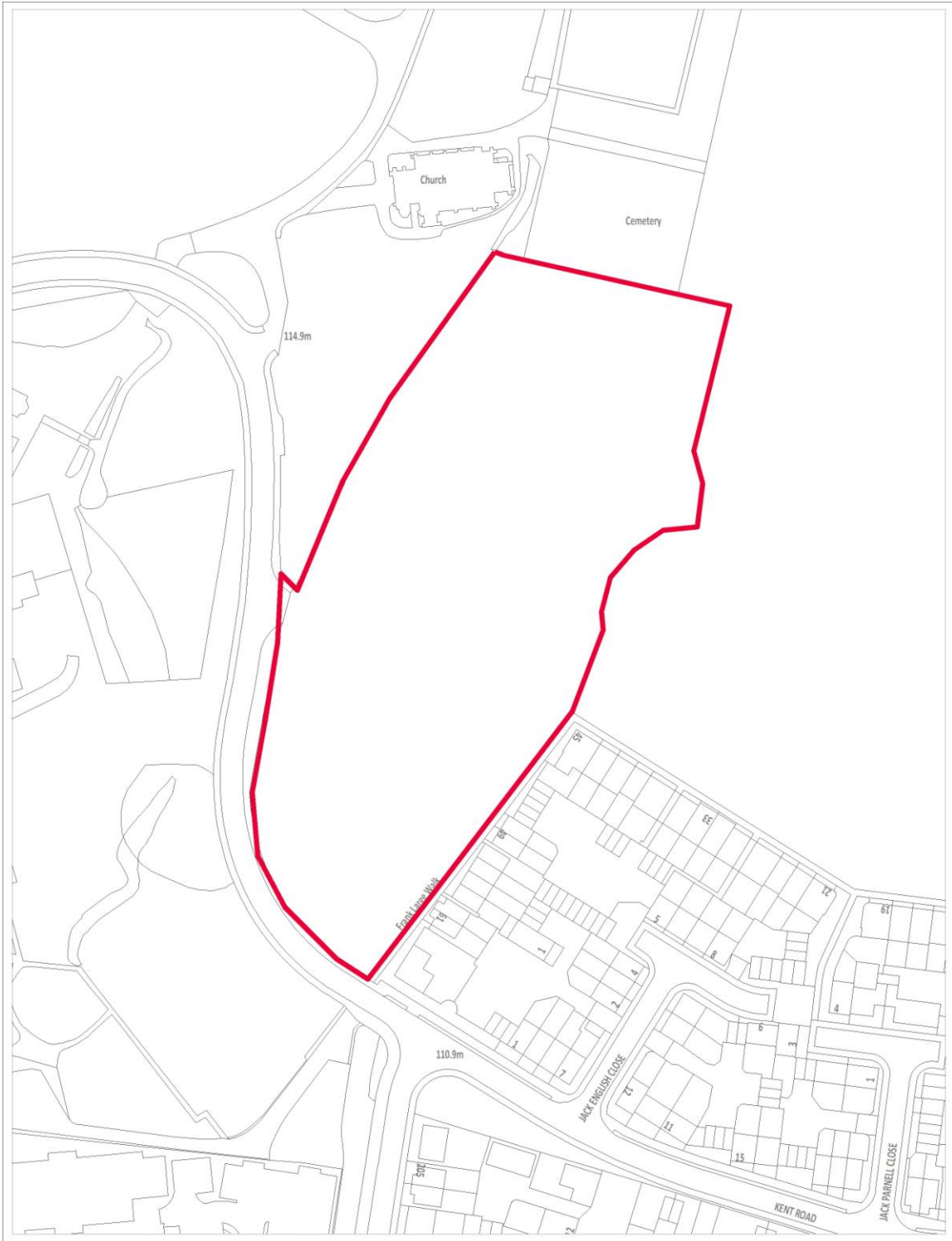
10.1 Application File N/2015/0987

## **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: 19th October 2015  
 Scale: 1:1250  
 Dept: Planning  
 Project: Planning Committee

Title  
**Land off St Crispin Drive**

Produced from the 2011 Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright  
 Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100019655