



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE:	14 th June 2016
DIRECTORATE:	Regeneration, Enterprise and Planning
DIRECTOR:	Steven Boyes
APPLICATION REF:	N/2016/0273
LOCATION:	Northampton Old Scouts Rugby Football Club , Rushmere Road
DESCRIPTION:	Erection of Cricket Pavilion (Resubmission of planning application N/2015/0149)
WARD:	Rushmills Ward
APPLICANT:	Old Scouts
AGENT:	Mr Martin Wall
REFERRED BY:	Director of Regeneration, Enterprise and Planning
REASON:	Council owned land
DEPARTURE:	No

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 Road. 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 N/2015/0149 – Erection of a cricket pavilion – Approved.

4.2 The above proposal gained planning permission in 2015 and remains extant. As a consequence, it carries significant weight in the determination of the planning application.

5. PLANNING POLICY

5.1 Statutory Duty

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.

5.3 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.

5.4 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.

5.5 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.

5.6 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:

5.7 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.

6. CONSULTATIONS/ REPRESENTATIONS

6.1 At the time of preparing this report, the consultation period had yet to conclude on account of additional information being submitted. Therefore any responses will be reported to member via the addendum, which will be circulated prior to the committee meeting commencing.

7. APPRAISAL

7.1 The proposed development maintains the footprint of the original approval; however, the roof shape is different. Given the comparatively small scale of the proposed alterations, it is considered that the development would have a neutral impact upon the visual amenity of the locality. Although the roof pitch has been reduced in angle from the previous approval, it is considered that the building is of an appropriate design. A condition is recommended that would ensure that the building materials receive the approval of the Council in order to secure a satisfactory standard of development.

7.2 The proposed building is of comparatively small proportions and is located a significant distance from Rushmere Road. The nearest residential accommodation is over 150 metres away. 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.

7.3 Whilst the site is in close proximity to the old arm of the River Nene, the fact that there is an extant permission for a building of the same footprint in the same location means that it is considered that the proposal would not have a significant detrimental impact upon flood risk.

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. It is anticipated that the development would not have any significant impact upon the highway system.

7.5 It is also noted that the proposed development would improve the facilities within the sports ground, which is also of some benefit.

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. The proposal is considered acceptable and 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: 033-021 Rev. P11; 010 Rev. P2; and 011 Rev. P11.

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

(3) Prior to the commencement of development, details 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

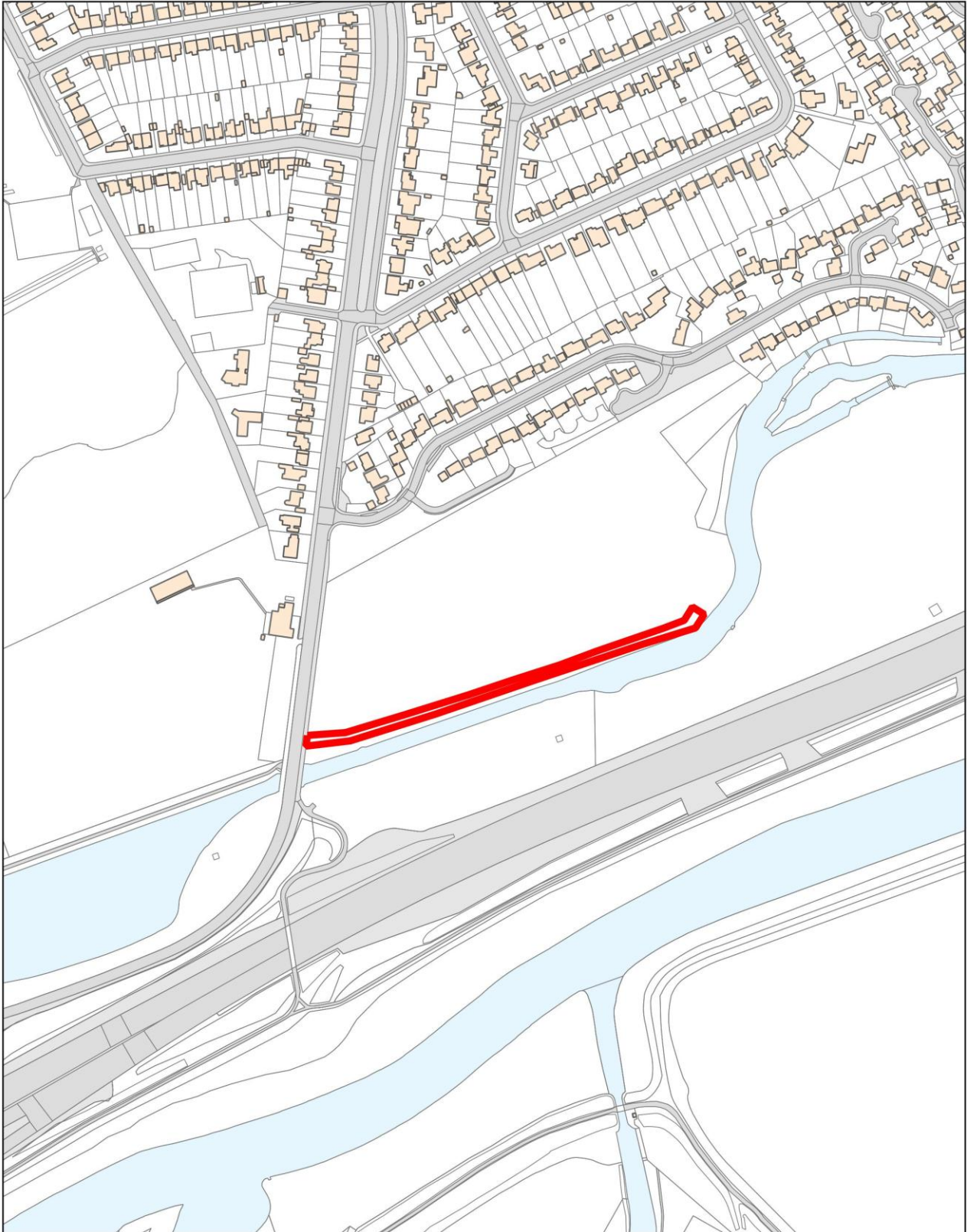
10.1 N/2015/0149 and N/2016/0273.

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.



Title: Northampton Old Scouts Rugby Football Club, Rushmere Road

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Date: 31-05-2016

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