

PLANNING COMMITTEE: 30th July 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0753

LOCATION: Fernie Field Sports Ground, Fernie Field

DESCRIPTION: Variation of Conditions 2 and 3 of Planning Permission N/2017/1125 (Proposed extensions and alterations to existing club house to provide kitchen and dining facilities and toilets) to alter pitched roof over proposed dining room/kitchen extension from pitched to flat roof and include 3no roof lanterns, amend South East elevation to remove window and alter door position, include new entrance lobby to dining area on North East elevation and detach proposed extension from adjacent Scout building by 1200mm

WARD: Boothville Ward

APPLICANT: Fernie Fields Sports & Social Club
AGENT: Architectural Solutions

REFERRED BY: Head of 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 amendments to the previously approved scheme are minor in nature and would not have any additional impact on the street scene or on the amenities of adjoining occupiers. The proposed development would significantly improve the facilities for this established sports club. The proposal thereby complies with Policy S10 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and the National Planning Policy Framework.

2 THE PROPOSAL

2.1 The proposal entails an amendment to the previously approved scheme for the erection of single storey extensions to the front and rear of the existing club house building, these would be single storey and in a similar design to the existing buildings. The changes now made is that the

extensions would now all be flat roofed whereas the larger of the extensions was to have a pitched roof and also that the larger extension would no longer be linked to the adjacent building.

- 2.2 The proposed extensions include entrance lobby to the building, improved toilet facilities including those for people with disabilities, kitchen and dining areas as well as additional storage.

3 SITE DESCRIPTION

- 3.1 The site comprises the established ground of the Sileby Rangers Football Club, comprising the pitch and associated buildings and stands. The buildings forming the club house and Scout centre are single storey and are of a functional design.

4 PLANNING HISTORY

- 4.1 The planning history for the site includes the following:

86/0360: New club-house and changing facilities – Approved 17/09/1986

95/0311: Extension to car park at football – Approved 05/07/1995

N/2003/0415: Off site highway improvements, new access & erection of 8 floodlight columns – Approved 23/07/2003

N/2004/0603: Removal of condition 2 of planning permission N/2003/0415 to allow the construction of a revised access – Approved 11/06/2004

N/2008/1138: Spectator stand and terraces including associated toilets within the existing community centre, water storage tank for irrigation system, alterations to existing car parking together with new fencing & change to vehicular access arrangements – Approved 30/12/2008

N/2016/1579: Proposed tractor shed, store and pavilion – Approved 15/02/17

N/2017/1125: Proposed extensions and alterations to existing club house to provide kitchen and dining facilities and toilets – Approved 18/10/17

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. However, the following sections are of particular relevance to this application:

Paragraph 127 - 132 - Promote good design in new development.

Section 8 – Promoting health and safe communities.

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. Policy of particular relevance is:

Policy S10 – Sustainable Development Principles

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 policy is material to this application:

Policy E20 – New Development (Design).

5.5 Supplementary Planning Documents

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004

6 CONSULTATIONS/ REPRESENTATIONS

6.1 No comments received. At the time of writing this report the consultation period is ongoing, therefore any comments which are received will be reported to Committee via the addendum.

7 APPRAISAL

7.1 The issues to consider are the impact of the proposed extensions in respect of visual amenity as well as any impact on nearby residential occupiers, taking into account amendments to the previously approved scheme.

7.2 In terms of their visual appearance, the extensions would be of a similar appearance to the existing building, as with the previously approved version. The difference is that the larger of the extensions would now have a flat roof and would not be linked to the neighbouring building. This change in design would be visible from the street Fernie Fields between the main clubhouse building and the Scout centre. This would be at a distance of over 30m. It is not considered that this change would have a detrimental impact on the street scene, taking into account also that the smaller extension was previously approved with a flat roof and the distance involved.

7.3 The main elevation of the extension would face onto the playing field and therefore would not be visible from any public viewpoint. It is considered that the appearance of the extension would be acceptable in the context of this setting and would not detract from the existing building.

7.4 The use of the building as extended would be unchanged and the impact in respect of noise and disturbance from the use, vehicle movements and demand for parking would also be unchanged.

7.5 As per the application, it is recommended that both Conditions 2 and 3 are amended, to reflect the current proposal.

8 CONCLUSION

8.1 The proposed alterations and extensions as amended would have no additional adverse impact on the street scene or on the amenities of adjoining occupiers and remain in line with Development Plan Policy

9 CONDITIONS

(1) The development hereby permitted shall be begun before 18th October 2020.

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: 17/S280/3j, 17/S280/4j.

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

- (3) The external walls of the extension shall be constructed with materials of the same type, texture and colour as the external walls of the existing building.

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 Application file N/2019/0753.

11 LEGAL IMPLICATIONS

- 11.1 The development is CIL liable.

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: **Fernie Field Sports Ground**

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