

**PLANNING COMMITTEE:** 17<sup>th</sup> January 2017  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**HEAD OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2016/1511

**LOCATION:** Sixfields Stadium , Walter Tull Way

**DESCRIPTION:** Erection of marquee at north stand car park

**WARD:** St James Ward

**APPLICANT:** Northampton Town Football Club  
**AGENT:** CC Town Planning Ltd

**REFERRED BY:** Head of Planning  
**REASON:** 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, subject to conditions, would have a neutral impact upon the character and appearance of the locality, neighbour amenity and the highway system. The proposal is therefore 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 install a marquee to the north of the stadium as part of the existing supporters' area. The proposal is intended to provide an area for supporters during periods of adverse weather so that they may continue to use the existing external catering facilities.

2.2 The proposed marquee would measure some 24m in length, 7m in width and would have a maximum height of 3.7m.

##### **3. SITE DESCRIPTION**

3.1 The application site forms part of the confines of the football ground, which is surrounded by areas of hard standing. The surrounding land uses are a combination of commercial and leisure activities and are sited on varying land levels.

#### **4. PLANNING HISTORY**

4.1 None relevant.

#### **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:

5.3 Paragraph 17 requires that planning seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

##### **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. Policies of particular relevance are:

5.5 Policy S10 states that new developments should achieve the highest standards of sustainable design incorporating safety and security considerations.

##### **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 requires that new developments be of an acceptable standard of design and do not impinge upon the amenities of surrounding properties.

##### **5.8 Supplementary Planning Documents**

Northamptonshire Parking Standards 2016

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

6.1 **Highway Authority (NCC)** – No objections.

6.2 **Northamptonshire Police Crime Prevention Design Advisor** – No objections.

6.3 **Environmental Health (NBC)** – no objections.

#### **7. APPRAISAL**

7.1 The proposed marquee has a limited scale and as a consequence would not have a significant adverse impact upon the amenities of the surrounding properties in terms of

considerations such as light, outlook and privacy. In addition, the relatively small scale means that the structure would not impact upon the highway system. Whilst it is appreciated that a small number of car parking spaces (six) would be removed in order to facilitate the development, this represents a comparatively small portion of the overall provision at the site and no objections have been received from the Highway Authority.

- 7.2 It is noted that the proposed marquee is intended to house fan facilities on match days. As a result, it is likely that some noise would be generated associated with patrons arriving and congregating, however, this is unlikely to significantly adversely impact upon the amenities of surrounding properties due to the separation distances between the various sites and the predominance of leisure/commercial uses in the vicinity.
- 7.3 The proposed marquee would be of a somewhat unembellished design but the structure would not be unduly prominent due to the positioning of the development and the differences in land levels. The primary area of concern is that, as a temporary structure, the materials are likely to decline over time, which would not be conducive to a good standard of development. In order to overcome this, a condition is recommended that would require that the structure to be removed and the land restored to its original condition within three years from the date of any forthcoming permission. The temporary consent would also mean that development would not prejudice any potential development that may take place in the future at the site.

## **8. CONCLUSION**

- 8.1 It is considered that the proposed development, as a temporary measure, would have a neutral impact upon the character and appearance of the surrounding area, neighbouring properties and the highway system.

## **9. CONDITIONS**

- 9.1 1. The development hereby approved shall be removed and the land restored to its original condition within three years from the date of this permission.

Reason: In the interests of visual amenity as the development is considered acceptable only as a temporary expedient in accordance with the requirements of Policy E20 of the Northampton Local Plan.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan and P7.

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

## **10. BACKGROUND PAPERS**

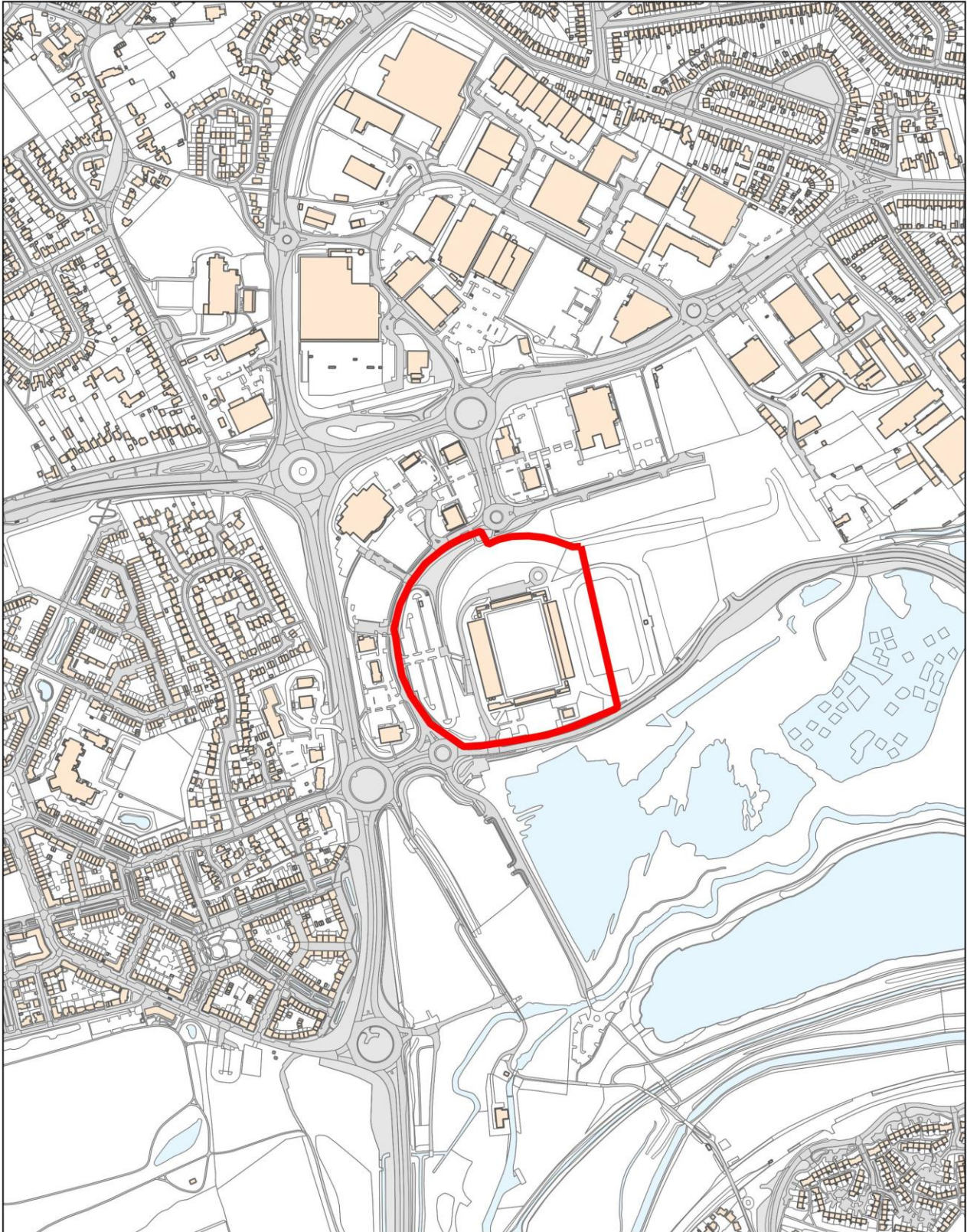
- 10.1 N/2016/1511.

## **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: **Sixfields Stadium, Walter Tull Way**

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