

PLANNING COMMITTEE: 14th February 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2016/1579

LOCATION: Fernie Field Sports Ground, Talavera Way

DESCRIPTION: Proposed tractor shed, store and pavilion

WARD: Boothville Ward

APPLICANT: Fernie Fields Sports and Social Club
AGENT: Architecture 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 development would significantly improve the facilities for this established sports club and would not have any adverse impact in respect of visual amenity or on the amenities of adjoining and nearby residents. 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 the construction of a tractor shed, for the storage of a grass cutting tractor, and what is described as a “niche pavilion” to be used by young children and persons with disabilities, whilst using the adjacent training pitch. The pavilion would provide for toilet facilities as well as shelter for such users. The pavilion would also allow events on the main pitch to be viewed also but this would not be the primary function.

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.

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

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 17 relates to design and protecting amenity of other properties.

Paragraph 56 and 57 promote good design in new development.

Paragraph 70 delivery social, recreational and cultural facilities.

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 S10 – Sustainable Development Principles – promotes high quality design in determination of planning applications.

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 E20 – Design. This states that the design of any new building or extension should adequately reflect the character of its surroundings in terms of layout, siting, form, scale and use of appropriate materials

5.6 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

6. **CONSULTATIONS/ REPRESENTATIONS**

6.1 None received.

7. **APPRAISAL**

7.1 The issues to consider are the impact of the proposed structures in respect of visual amenity and potential impact on nearby residential occupiers.

7.2 The two structures proposed are considered to be relatively modest within the overall context of the site. In terms of design, they are considered in keeping with the appearance of the existing structures around the site. The buildings would not be visible from outside the site, from any public viewpoint, other than distant glimpsed views and therefore would have a neutral visual impact in the locality.

7.3 In terms of their use, the proposed tractor store would accommodate a tractor to be used for grass cutting. This has not been kept at the site so far due to the use of external contractors for this work previously. The tractor store would replace an existing bin store and would also have room for the bins to be accommodated. It is not considered that the use of this store would have any impact outside the site, given that maintenance would otherwise continue as before.

7.4 The pavilion would be used in conjunction with the adjacent practice field, for its use for training sessions for young children and disabled people, which is an existing use of the field. The pavilion would provide toilet facilities as well as shelter.

7.5 The pavilion as proposed would be located 50m from the boundary of the site at its nearest point and over 100m from the nearest house to the site. It is not considered that the siting of the pavilion, or its use, would have any adverse impact on nearby residential occupiers due to this separation.

8. **CONCLUSION**

8.1 The proposed buildings would have no adverse impact in terms of their visual appearance or on the amenities of adjoining occupiers.

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: 16/S272/3a, 16/S272/4a.

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

- (3) Details of all proposed external facing materials shall be first 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

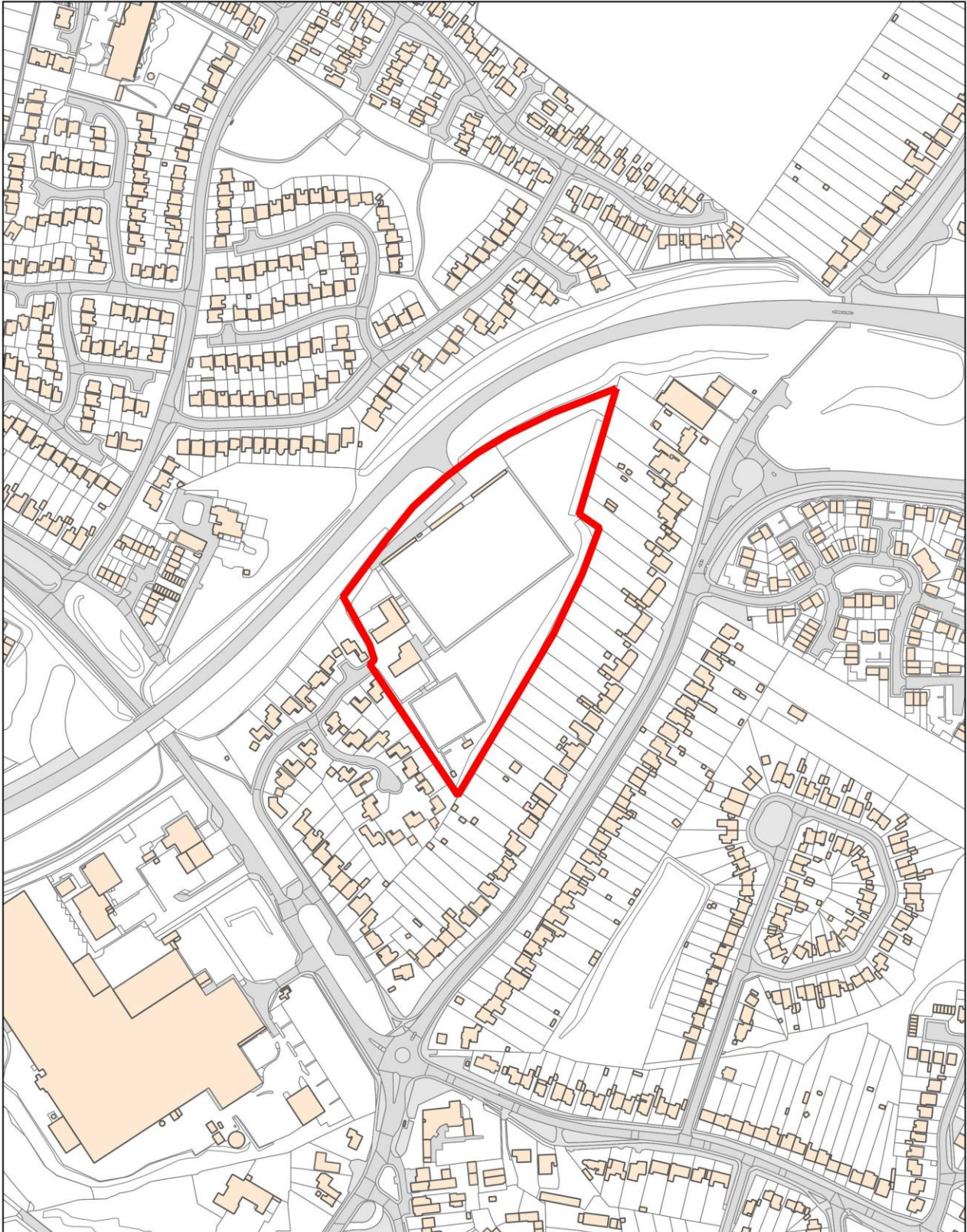
- 10.1 Application file N/2016/1579.

11. LEGAL IMPLICATIONS

- 11.1 The development is not 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, Fernie Field**

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