

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

**APPLICATION REF:** N/2017/1125

**LOCATION:** Fernie Field Sports Ground , Fernie Field

**DESCRIPTION:** Proposed extensions and alterations to existing club house to provide kitchen and dining facilities and toilets  
**WARD:** Boothville Ward

**APPLICANT:** Fernie Fields Sports and Social Club  
**AGENT:** Architectural Solutions

**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 would significantly improve the facilities for this established sports club and would not have any undue 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 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.
- 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

## 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

#### 5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

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

6.1 **Local Highway Authority** – No comments to make

6.2 **Environmental Health** – No comments to make.

6.3 One representation received from a nearby resident, not raising objections but questioning the proposed opening hours.

### 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 as a result of the intensification of the proposed use.

7.2 In terms of their visual appearance, the extensions would be of a similar appearance to the existing building and would, therefore, not be detrimental to visual amenity. The extensions would, in any event, not be particularly visible from any public viewpoints other than through the gates of the club which open onto Fernie Field.

7.3 In terms of the use, the proposed extension to the side of the building facing towards the road of Fernie Field, would provide space for relocated toilets and thereby allow for internal alterations to provide improved changing facilities. It is not considered that this element of the proposal would have any adverse impact on neighbouring occupiers located just outside the site in Fernie Field.

7.4 The larger extension, to the side of the building and facing towards the playing field would provide an enlarged kitchen, the original kitchen will be removed due to internal layout changes. In addition, further public floorspace of 100m<sup>2</sup> would be provided, to be used as a dining area. Whilst this would increase the maximum potential occupancy of the premises, it is not considered that this would, in itself, lead to a significant additional impact above that of the current use of the premises.

7.5 Whilst the proposed hours of use for the extension would allow for opening until 11:30pm on all days, the original permission for the building does not in fact specify any hours of use. The hours of operation are, however, controlled by the licence for the premises, which specify sales of alcohol until 11pm on Mondays to Saturdays and until 10.30 on Sundays and for the premises to operate as a private members club only. It is considered that this would give sufficient control and would prevent any undue impact on neighbouring occupiers.

7.6 Whilst the increase in floorspace could potentially also result in increased vehicle movements to the site, the site has 200 parking spaces which is considered adequate to facilitate any increased use of the site.

### 8. **CONCLUSION**

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

## **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: 17/S280/3a, 17/S280/4a.

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

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

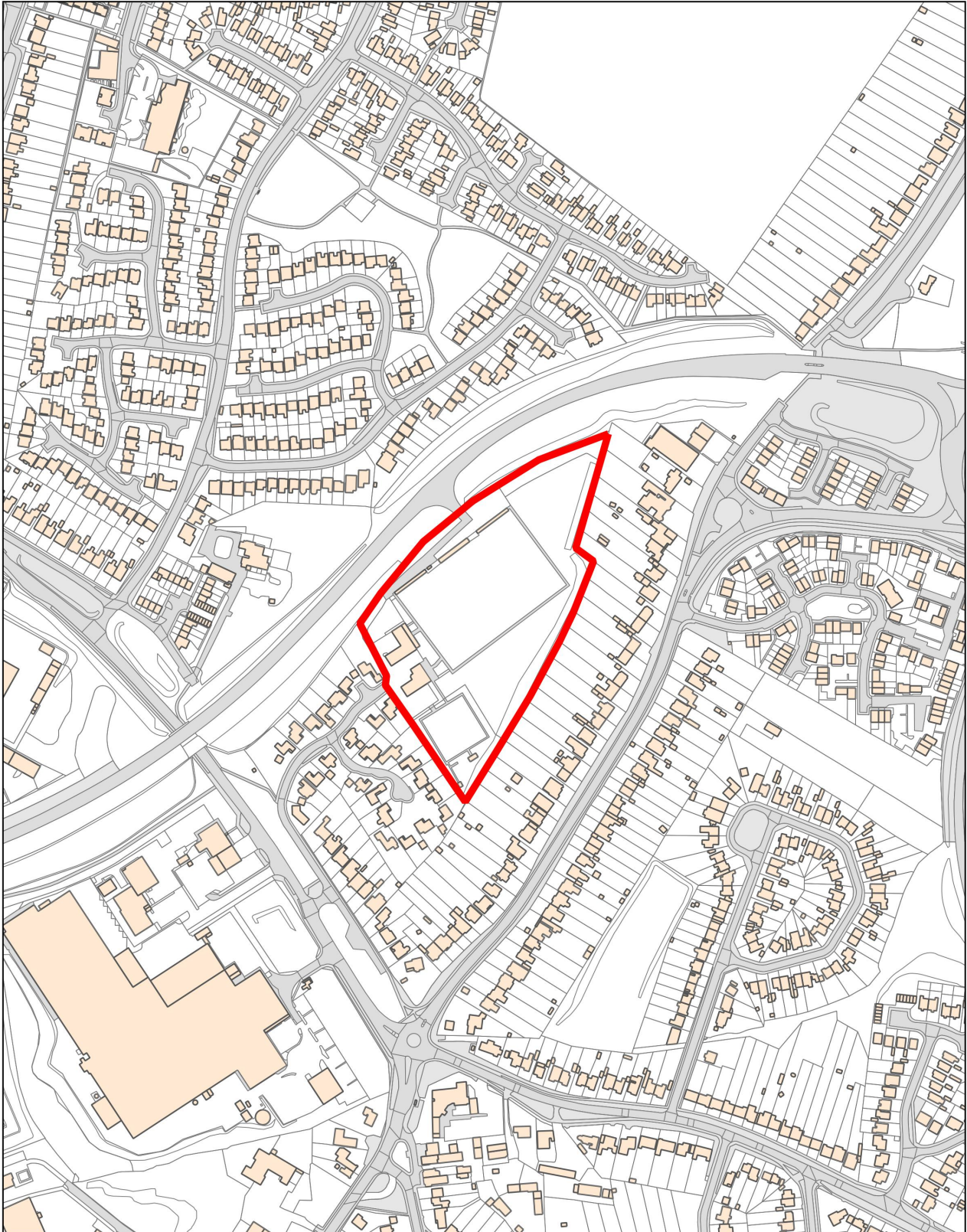
- 10.1 Application file N/2017/1125.

## **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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