

Application Details:	Item No.
<p>Case Officer: Suzanne Taylor</p> <p>Presenting Officer (if different)</p> <p>Parish Harpole</p> <p>Application No: WNS/2021/1198/MAR</p> <p>Development description: Reserved matters (scale, layout, appearance and landscaping) for the provision of sports pitches, pavilion, country park, play areas and public open space, in accordance with planning permission ref S/2016/1324/EIA.</p> <p>Location: Land at Norwood Farm Sandy Lane Northampton Harpole</p>	<h1>6</h1>

Third Party Responses

1 further letter has been received **objecting** on the following grounds (relevant planning matters paraphrased):

- Duston and Upton Parish Councils were not consulted on this application;

[Officer Note: As the application only concerns Green Infrastructure within the site which has already been approved in principle under the hybrid permission and the proposals accord with the approved Norwood Farm Design Code it was not considered necessary to consult with Parishes outside of the application site.]

Updated Officer Comments

Originally it was believed the details of green spaces and parks that will form part of the P1A residential phase would be dealt with as part of that reserved matters application which can be seen elsewhere in this agenda under ref: WNS/2021/0894/MAR but there appears to be an overlap in the landscaping schemes submitted for both applications which are inconsistent. The applicants have been asked to confirm under which application and which landscaping plans should the landscaping be considered. The comments of the Ecology officer must be taken into account.

Public Open Spaces and Country Park – Amended plans have been received which appear to address the recommendations and concerns of the Ecology

Officer. A response is yet be received from the Ecologist about whether the amendments are satisfactory.

Sports Pitches and Sports Pavilion – Amended plans have been provided which seek to address the comments and concerns of consultees. Officers are satisfied that the amendments which improve the activity and surveillance of the road/car park facing frontage and the proposal for a connection between the Sport Pavilion/proposed pitches and the existing Harpole Playing Fields are acceptable. Comments are still awaited from Harpole Parish Council and Sport England about the amendments.

The applicants have given a summary of the design changes made to the Sports Pavilion following the comments of Sports England, The Football Foundation and the Local Planning Authority:

Changing rooms (and shower areas)

- The changing rooms are least 18m² (for football in the National League System) of usable changing space (not including wc's, shower and entrance lobby area);
- The revised design now provides four individual shower cubicles and associated dry-off area in a self-contained per changing room location; and
- The overall layout and entrance to the changing rooms now does not dissect the changing rooms and its associated showers. The revised design now aligns with Sport England's Clubhouse Design Guidance.

Spectator WCs

- The revised layout now provides extra spectator wc's within the building accessed internally near the main entrance and are unisex, other wc's are provided off the main corridor but separate from the changing rooms as per the example provided by SE; and

Officials Changing

- This has now been reconfigured and a lobby door arrangement has now been provided so there is no direct line of sight into the changing area now.

General Storage

- Extra small internal store areas have also been provided in the revised layout.

Kitchen

- A serving hatch from the kitchen has now been added to the layout.

First Aid Room

- First Aid room has now been relocated adjacent to the changing rooms (also serving as physio room for players).

Office

- The office has been relocated to have better natural surveillance over the entrance and service area, whilst making the south-east elevation more 'active' and attractive.

LEAPS, LAPS and MUGA (Play Provision) – Amended plans have been provided which increase the number of seats and picnic benches to be installed in and around the play parks. Officers are satisfied with the amended proposals.

Draft Conditions

TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

Compliance with Plans

1. The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:

Ecological Features Plan edp2561_d079 B received 02 August 2021;
Illustrative Landscape Management Plan edp2561_d080 B received 02 August 2021;
Landscape Detailed Design – Relief Road and Attenuation edp2561_d082 J received 06 December 2021;
Landscape Detailed Design – Pavilion and Field edp2561_d084 H received 06 December 2021;
Landscape Detailed Design – Public Open Space edp2561_d085 J received 06 December 2021;
Landscape Detailed Design – Play Areas edp2561_d086 B received 06 December 2021;
Reserved Matters Application Extent of the Land edp2561_d087 A received 02 August 2021;
Open Space and Play Strategy edp2561_d088 B received 06 December 2021;
Changing Pavilion Design Statement edp2561_r020 C received 06 December 2021;
Landscape and Ecology Management Plan – Sport Pitches edp2561_r021 E received 06 December 2021;
Landscape and Ecology Management Plan – Public Open Space edp2561_r022 E received 06 December 2021;
Statement of Conformity to Design Principles edp2561_r023 G received 06 December 2021;
Sports Pavilion Drawing edp2561_sk005 F received 06 December 2021;

Written Scheme of Investigation – Buffer and Open Space ENN110080 V2 received 02 August 2021;
Written Scheme of Investigation – Infrastructure and Attenuation ENN110080 V2 received 02 August 2021;
Written Scheme of Investigation – Site Wide Open Space ENN110080 V2 received 02 August 2021.

Reason : To clarify the permission and for the avoidance of doubt.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE

Schedule of Materials

2. A schedule of materials and finishes to be used in the external walls and roof of the Sport Pavilion shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall thereafter be completed in accordance with the approved details.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 of the South Northamptonshire Local Plan Part 2.

Public Right of Way

3. Prior to the commencement of works affecting any existing public right of way full details of any enhancement, improvement, diversion or closure shall be submitted to and gain the approval of the local planning authority. Works to any public right of way shall be carried out in accordance with the approved details.

Reason: To ensure that the public right of way remains open and useable for the public.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE OCCUPATION

Connection to Harpole Playing Fields

4. The proposed pedestrian/maintenance connection between the proposed Sport Pavilion and Sports Pitches and the existing sports facilities at

Harpole Playing Fields shall be provided prior to the first use of the building or pitches in accordance with the approved plans.

Reason : To facilitate and enhance the use and maintenance of the new and existing sport facilities by the local community in accordance with Policies SS2 and INF2 of the South Northamptonshire Local Plan Part 2.

Insulation of Plant and Machinery

5. THIS CONDITION TO BE CONFIRMED/AGREED WITH ENVIRONMENTAL PROTECTION:

A scheme for the suitable treatment of all plant and machinery for the Sport Pavilion against the transmission of sound and/or vibration shall be submitted to and approved in writing by the Local Planning Authority and the measures implemented in accordance with the approved scheme at all times whilst the building is in use for the purposes hereby permitted.

Reason : To ensure the creation of a satisfactory environment free from intrusive levels of noise in accordance with Policy SS2 of the South Northamptonshire Local Plan.

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

Sound Amplifying Equipment

6. CONDITION TO BE CONFIRMED/AGREED WITH ENVIRONMENTAL PROTECTION:

No sound-amplifying equipment shall be installed or operated at the Sport Pavilion without the prior written consent of the Local Planning Authority.

Reason : To ensure the creation of a satisfactory environment free from intrusive levels of noise in accordance with Policy SS2 of the South Northamptonshire Local Plan.

Hours of Operation

7. CONDITION TO BE CONFIRMED/AGREED WITH ENVIRONMENTAL PROTECTION:

The operational use of the premises shall be restricted to the following times unless otherwise agreed in writing by the Local Planning Authority (to be confirmed with Environmental Protection):-

Sundays - Thursday : 8.00 a.m. to 10.00 p.m.

Fridays and Saturdays : 8.00 a.m. to 12.00 midnight.

Days before a Public Holiday: 08:00 a.m. to 12:00 midnight.

Reason : To protect the amenities of nearby residents and to comply with Policy SS2 of the South Northamptonshire Local Plan.

INFORMATIVES

1. Your attention is drawn to the need to comply with the Section 106 Agreement and conditions imposed on the hybrid planning permission S/2016/1324/EIA.
2. The applicant's attention is drawn to the presence of a public right of way crossing the site. The Local Highway Authority make the following comments:

"Please ensure that the applicant is made fully aware of their responsibilities in respect of Public Bridleway KP16... which crosses the proposed development site as follows:

With respect to construction works to be carried out in close proximity to and using Public Rights of Way as access, please note the following standard requirements:-

- The routes must be kept clear, unobstructed, safe for users, and no structures or material placed on the right of way at all times, it is an offence to obstruct the highway under Section 137 HA 1980.
- There must be no interference or damage to the surface of the right of way as a result of the construction. Any damage to the surface of the path must be made good by the applicant, specifications for any repair or surfacing work must be approved by the Area Rights of Way Officer, (as per Section 131 HA1980).
- If as a result of the development, i.e. the safety of the public cannot be guaranteed, the Right of Way needs to be closed, and a Temporary Traffic Regulation Order would become necessary. An Application form for such an order is available from West Northamptonshire Council website, a fee is payable for this service and a period of six weeks' notice period is required. Please contact the highway authority at:- dfemap.NCC@westnorthants.gov.uk

www.northamptonshire.gov.uk/en/councilservices/transport/row/legal/pages/temptros.aspx

- Any new path furniture such as a gate can only be authorised if needed for the ingress or egress of livestock (Section 147 Highways Act 1980) and needs to be approved in advance with the Area Rights of Way Officer, standard examples can be provided.

- Please do not rely on the position of features on site for an accurate position of the public rights of way. This must be taken only from the Current Definitive Map and Statement .

Diversion Orders; defmap.NCC@westnorthants.gov.uk

Planning Permission does not give or imply permission for adoption of new highway or to implement any works within the highway and / or a Public Right of Way:

1. No works affecting any existing public right of way may commence without the express written permission of the local highway authority's Rights of Way or Definitive Map Teams.
2. The developer is reminded to apply to the local planning authority for any proposed permanent diversion of a right of way under Section 257 of the Town and Country Planning act 1990 required to facilitate the development of WNS/2021/1031/FUL The alternative route for such a diversion must be agreed with the local highway authority's Area Rights of Way Officer and be available for public use prior to the closure of any existing route.

West Northamptonshire Council is available and preferably required for the involvement, guidance and consultation at all stages of the diversion orders as necessary.

This response is without prejudice to any Public Right of Way which may exist across the site but whose presence is not recorded on the Council's Definitive Map and Statement (2016).

Note Section 257 of TCPA 1990 only applies to PROW as follows; FP's BW's and Restricted Byways. LPA's cannot divert or stop up BOATS; this can only be done at a magistrates court."

If it is necessary to divert this route (in part or whole) in order to allow the development to take place, early application should be made to this Local Planning Authority for a Path Order made under the Town and Country Planning Act 1990 s. 257. If the proposed diverted route affects a neighbouring landowner, the application should be accompanied by a signed and dated consent from such landowner indemnifying the Local Planning Authority from any claims for damage or otherwise and agreeing to the diversion on his land.

Before submitting the application, the applicant is recommended to consult with all other councils in whose area the proposed diversion is located (Parish/Town Council and County Council) particularly if new furniture or structures are required.

The existing route must remain open and the surface undisturbed until the Path Order has been confirmed and the route certified by the Local Planning Authority as suitable for use.

Application Details:	Item No.
<p>Case Officer: Rebecca Grant</p> <p>Presenting Officer (if different)</p> <p>Parish: Overstone</p> <p>Application No: WND/2021/0172</p> <p>Development description: Reserved matters application (access, appearance, landscaping, layout and scale) for 350 dwellings (Zone 10) pursuant to outline approval DA/2013/0850 and approval of Condition 26 (noise) and Condition 37 (travel plan)</p> <p>Location: Land To East of A43 - Southern Parcel, Overstone Lane, Overstone, Northamptonshire</p>	<h1>7</h1>

Relevant Planning Policy and Guidance Update

Reference is made in this section of the report to the Overstone Neighbourhood Plan. At the time of drafting the report it had not been 'made'. Following a majority vote in favour at the referendums held on 2 December 2021, West Northamptonshire Council formally made the Overstone Neighbourhood Plan on 3 December 2021 in accordance with the decisions at Cabinet on 12 October 2021. The plan now forms part of the Statutory Development Plan.

The implications of this do not change the determination of the application as this is an allocated site.

Noise

An updated noise report has been submitted. Additional noise has been identified during the monitoring from the industrial estate to the south and as such