

PLANNING COMMITTEE: 16th April 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0200

LOCATION: Rectory Farm Community Centre, Olden Road

DESCRIPTION: Community Hall extension, internal refurbishment and external courtyard alterations

WARD: Rectory Farm Ward

APPLICANT: Northampton Borough Council
AGENT: Stimpson Walton Bond Architects

REFERRED BY: Head of Planning
REASON: NBC is the applicant

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

1.1 APPROVAL subject to the conditions as set out below and for the following reason:

The siting and design of the proposed development are considered acceptable and would not have any undue detrimental impact on the appearance and character of the host building, wider area, amenity of neighbouring properties and highway safety and complies with Policy E20 of the Northampton Local Plan, Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy, and aims and objectives of the National Planning Policy Framework.

2 THE PROPOSAL

- 2.1 The application relates to a single storey extension within the courtyard to create a new hall. The proposal includes the addition of toilets and a store in the existing hall (83m³), and provision of a new similar sized hall (86m³) with more direct links to the kitchen and cloakrooms. Within the courtyard, an outside play area is to be created.
- 2.2 Replacement high level windows are indicated on the drawings to provide light and ventilation into the hall. These are in keeping with the existing aluminium framed windows, although they are proposed to be opening rather than fixed units (as existing) with an arch detailing above the opening.

- 2.3 The materials are indicated to be render, with slates to match the existing roof.
- 2.4 A line of paladin fencing (2.2m high) is proposed to be located within the existing stone and brick wall, which forms the courtyard and to improve security to the site.

3 SITE DESCRIPTION

- 3.1 Rectory Farm Community Centre is located off Olden Road, with Rectory Farm. It is situated close to a primary school, local centre and area of open space. The building is owned by Northampton Borough Council, but managed by Community Spaces Northampton.
- 3.2 Rectory Farm Community Centre is located within the remaining farm building previously associated with Rectory farm. The barn has a date stone on the south elevation inscribed IW 1843 giving some indication of its age. From the initials and date stone the barn appears to have been associated with the Walker family of whom Joseph Walker was Rector of Great Billing Parish for many years until his death circa 1899. The former farmhouse is now disused.
- 3.3 There is a rough surfaced car park around the Community Centre building. No alterations are proposed in terms of surfacing of this area.
- 3.4 The building consists of a L-shaped brick single storey and stone building with an enclosed courtyard. Within the building is a hall, kitchen, cloakrooms and store.

4 PLANNING HISTORY

- 4.1 N/1997/896 - changing room amenities for adjacent playing fields. Approved 19/11/97
- 4.2 N/2008/1291 - Erection of free standing canopy adjacent to the rear of the building. 13/02/2009

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 Design and impact on amenity of future residents
Paragraph 56 Design
Paragraph 32 safe access for all
Paragraph 123 Noise

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:

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:

E20 New development (design)

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

6 **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **NBC Public Protection** – recommend that conditions are imposed in the event that unexpected contamination is found and that an hours of work relating during the course of construction is imposed.
- 6.2 **NCC Highways and Access** - whilst sufficient car parking spaces have been provided, the LHA have sought that 10% of the parking spaces shall be allocated as mobility parking spaces. Covered secure cycle storage is also sought.
- 6.3 One letter of objection was received from a local resident who raised concerns about increased noise and disturbance arising from the additional activities.

7 **APPRAISAL**

- 7.1 The community centre is used for a number of local groups and activities including a local playschool. The proposal seeks to offer more opportunities to improve this community facilities by offering a separate hall, which could allow more than one activity to take place at any one time.
- 7.2 The nearest residential properties are located in Lowlands Close these are located approximately 30m away from the community building. It is the rear gardens of the properties that are closest to the community centre.
- 7.3 The former Farmhouse lies to the west of the site. This is currently unused and is boarded up.
- 7.4 Given the distance and the location of the extension, residential amenity will not be affected in terms of privacy, outlook or loss of light.
- 7.5 The provision of an extra hall could potentially result in the centre being used for more activities and potentially an increase in noise and disturbance, however, given that the only opening being created to the outside leads into the courtyard, away from residential properties, it is considered that this would be minimal and does not warrant a refusal of the application. The application form states that the proposed hours of opening are
- Monday to Friday 0800-2130
 - Saturday 0800-2130
 - Sunday and bank holidays 1000-1800
- 7.6 It is important to note that there is no opening hour restriction for the existing community centre use. With the above opening hours, it is considered that the proposed hall extension would not lead to unacceptable disturbance and it would not be reasonable nor enforceable to restrict the opening hours for part of the building.

- 7.7 The local highway authority have raised no objections to the application and have confirmed that there is sufficient space on site to park the number of vehicles required by NCC Parking Standards, however, they have requested that 10% of the parking spaces should be laid out for mobility parking.
- 7.8 A plan has been submitted with the application which shows an indicative parking layout, however, parking is currently on an ad hoc basis and there are no plans to surface the area and layout parking in a formal manner. It is considered that as sufficient parking is available within the site it would not be appropriate to seek hard surfacing and formal laying out of parking spaces in this area. It is noted that access to the hall is fully assessable.
- 7.9 The local highway authority has also sought secure cycle parking provision as part of this proposal. It is considered that other than within the courtyard, there are few options to provide cycle parking solely for this facility, however, the local centre has provision for cycles to be secured and these are located next to the community centre and it is considered that this will meet the needs of the area.

8 CONCLUSION

- 8.1 It is considered that this is an asset to benefit the local community and as such, any harm associated with increased activity on the site, is outweighed by the benefits to the community that the building serves.

9 CONDITIONS

- 9.1 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: 2018/80/103 and 2018/80/300.

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

3. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

4. All construction works shall take place between 8am and 6pm on Mondays to Fridays and 9am and 1pm on Saturdays and no work on Sundays, Bank Holidays and Public Holidays.

Reason: In the interests of the amenity of surrounding residents in accordance with the requirements of the National Planning Policy Framework.

10 BACKGROUND PAPERS

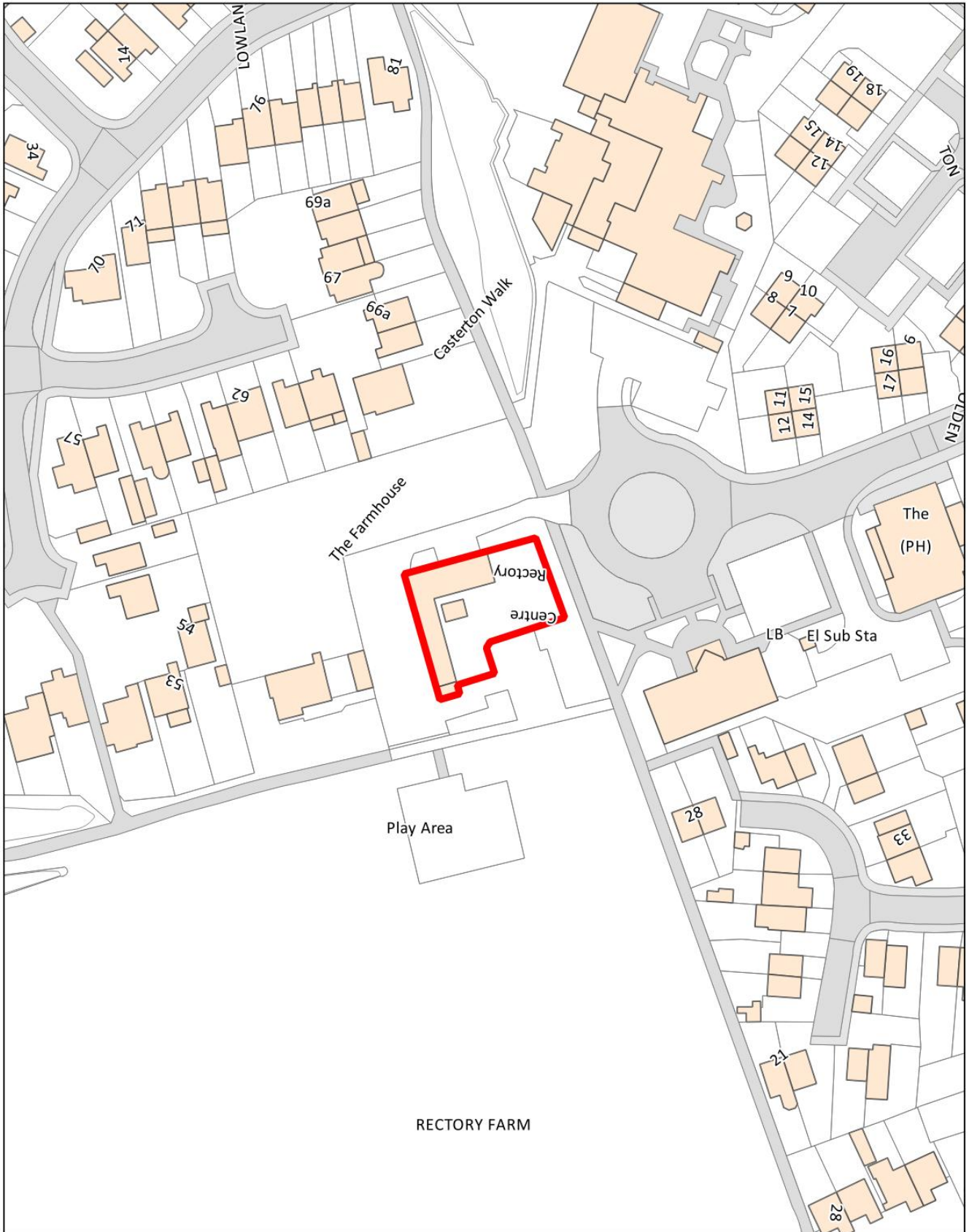
- 10.1 N/2019/0200.

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: **Rectory Farm Community Centre**

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Date: 03-04-2019

Scale: 1:1,000

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