



DUSTON PARISH COUNCIL

Parish Office
Duston Community Centre
Pendle Road
NORTHAMPTON
NN5 6DT

Tel: 01604 583626
Email: office@duston-pc.gov.uk
Web: www.duston-pc.gov.uk
Twitter: @Duston_PC
Facebook: @DustonPC

PLANNING COMMITTEE

Cllr Mike Ingram (Chair), Cllr Mike Pepper (Vice-Chair),
David Huffadine-Smith, Cllr Sandie Maitland, Cllr Shaun Pape, Cllr Ken Clarke

22nd March 2019

Dear Councillor,

You are hereby summoned to a meeting of Duston Parish Council in Duston Community Centre, Pendle Road, Duston, NN5 6DT on **Thursday 28th March 2019 6:15pm** when the following business will be transacted.

AGENDA

- 45. To receive apologies for absence**
- 46. To receive and approve the minutes of the meeting held on Thursday 21st February 2019 -(APPENDIX A)**
- 47. To receive declarations of interest under the Council's Code of Conduct related to business on the agenda** (Members should disclose any interests in the business to be discussed and are reminded that the disclosure of a Disclosable Pecuniary Interest will require that the member withdraws from the meeting room during the transaction of that item of business).

48. Public participation session (Persons wishing to address Council may register their intention to do so at the above address by telephone or email by 12 noon on the day of the meeting and may speak for a maximum of 3 minutes).

49. Planning Applications

49(a)

N/2019/0138, Lock Up Garages Adj To 55, Newton Road, Northampton
Demolition of 14no domestic garages and erection of 1no new build bungalow and parking

49(b)

N/2019/0206, Playing Field St Crispin, Berrywood Road, Northampton
Installation of mesh panel backstop and fences with two concrete block dug outs adjacent to the baseball field at St Crispins Park

49(c)

N/2019/0284, 17 Harefoot Close, Northampton, NN5 6RS
Single storey rear and side extension

49(d)

N/2018/1404, Car Park Adj To Duston Community Centre , Pendle Road
Installation of hydraulic car park barrier with associated access control post and bollards to serve existing car park

49(e)

N/2019/0324, Garage 1 Lock Up Garages , Pendle Road, Northampton
Demolition of 16no domestic lock up garages and erection of 3no dwellings and provision of parking area

49(f)

N/2019/0305, 8 Knighton Close, Northampton, NN5 6NE
First floor side and front extension, conversion of part of garage to living accommodation and new front porch



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PLANNING COMMITTEE

MINUTES 21st FEBRUARY 2019

CHAIRMAN OF COMMITTEE: Cllr Ingram, in the Chair

PRESENT: Cllrs Pepper, Huffadine-Smith, Clarke

IN ATTENDANCE:

Justin Gleich - Parish Clerk

40. To receive apologies for absence

Cllrs Pape, Maitland

41. To receive and approve the minutes of the meeting held on 31st January 2019 -

It was RESOLVED:

- Approve the minutes of the previous meeting and the Chairman authorised to sign the same (APPENDIX A).

42. To receive declarations of interest under the Council's Code of Conduct related to business on the agenda

None

43. Public participation session

There were no public speakers

44. Planning applications

44(a)

N/2019/0005, 621 Harlestone Road, Northampton, NN5 6NU

Removal of existing sun room, out building and double garage in rear garden and construction of new single storey rear extension.

It was RESOLVED:

Comment.

This is already a congested parking area and it will reduce the available parking further. This would possibly result in more on street parking.

44(b)

N/2019/0105, 74 Main Road, Duston, Northampton, Northamptonshire, NN5 6JN

Two storey rear extension and internal alterations to Dental Practice and creation of car park to rear

It was RESOLVED:

The Committee had no further observations on this planning application in addition to those made when it was originally considered.

49(g)

N/2019/0316, 23 Westbury Close, Northampton, NN5 6AN

First floor side extension

49(h)

N/2019/0326, 3 Eldean Road, Northampton, NN56RF

Hip gable extension with flat roof dormer to rear for loft conversion

49(i)

N/2018/0639, Land To Rear Of, 170 Main Road, Duston, Northampton

New dwelling with integral garage

49(j)

N/2019/0306, 59 Main Road, Duston, Northampton, NN5 6JN

First floor rear extension

49(k)

N/2019/0352, 115 Ryeland Road, Northampton, NN5 6XN

Single storey front extension

50. Millway – Parking Restriction Proposal

- To agree a response following public consultation

Justin Gleich

Signed on original

Clerk to Duston Parish Council

The next meeting of the Planning Committee is scheduled for Thursday 25th April 2019.

Please note, this is a public meeting and you may be filmed, recorded and published. Copies of all council papers are available to download at www.duston-pc.gov.uk

N/2019/0138

**Lock Up Garages Adj To
55, Newton Road,
Northampton**

**Demolition of 14no domestic
garages and erection of 1no
new build bungalow and
parking**

**Application for Planning Permission.
Town and Country Planning Act 1990**

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

2. Applicant Details

Postcode	<input type="text"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	<input type="text" value="Miss"/>
First name	<input type="text"/>
Surname	<input type="text" value="Barrett"/>
Company name	<input type="text" value="Baily Garner LLP"/>
Address line 1	<input type="text" value="55 Charlotte Street"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Birmingham"/>
Country	<input type="text"/>
Postcode	<input type="text" value="B3 1PX"/>
Primary number	<input type="text" value="01212362236"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text" value="isobel.barrett@bailygarner.co.uk"/>

4. Site Area

What is the measurement of the site area?
(numeric characters only).

Unit

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

Lock up domestic garages.

Is the site currently vacant?

Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

7. Materials

Does the proposed development require any materials to be used in the build?

Yes No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls

Description of existing materials and finishes (optional):

Brick

Description of proposed materials and finishes:

Brick to match existing

Roof

Description of existing materials and finishes (optional):

Corrugated metal

Description of proposed materials and finishes:

Pitched tiled roof to match existing neighboring properties

Windows

Description of existing materials and finishes (optional):

N/A

Description of proposed materials and finishes:

White uPVC windows

Doors

Description of existing materials and finishes (optional):

Metal garage doors

Description of proposed materials and finishes:

White uPVC doors

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

Timber fencing

Description of proposed materials and finishes:

1.8m high timber close-boarded fencing

Vehicle access and hard standing

Description of existing materials and finishes (optional):

Concrete

Description of proposed materials and finishes:

Asphalt, permeable paving

7. Materials

Are you supplying additional information on submitted plans, drawings or a design and access statement? Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to drawings:

- (P) 01 Site and Location Plan
- (P) 02 Existing Site Plan
- (P) 03 Proposed Site Plan
- (P) 04 Proposed Floor Plans
- (P) 05 Proposed Elevations
- (P) 06 Proposed Street Elevations
- Design and Access Statement

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

- Drawings:
- (P) 02 - Existing Site Plan
 - Design and Access Statement

9. Vehicle Parking

Is vehicle parking relevant to this proposal? Yes No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	11	11

10. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

14. Waste Storage and Collection

If Yes, please provide details:

Please see drawing (P) 03 Proposed Site Plan for refuse bin locations. One refuse bin to be allocated for recyclable waste.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

Yes No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

18. Employment

Will the proposed development require the employment of any staff?

Yes No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
- The applicant
- Other person

11. Assessment of Flood Risk

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Delete as necessary:

Please see the Asset search map by Anglian Water for information on site drainage and services.
Please see the Topographical Survey for locations of drainage and services across the site.

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

If Yes, please provide details:

Please see drawing (P) 03 Proposed Site Plan for refuse bin locations.

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Northamptonshire County Council
Number	
Suffix	
House Name	
Address line 1	One Angel Square
Address line 2	Angel Street
Town/city	Northampton
Postcode	NN1 1ED
Date notice served (DD/MM/YYYY)	31/01/2019

Person role

- The applicant
 The agent

Title	Miss
First name	Isobel
Surname	Barrett
Declaration date (DD/MM/YYYY)	31/01/2019

Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Northampton Borough Council
Number	
Suffix	
House Name	Guildhall
Address line 1	15 St Giles' Street
Address line 2	
Town/city	Northampton
Postcode	NN1 1DE
Date notice served (DD/MM/YYYY)	31/01/2019

Community Infrastructure Levy (CIL) - Determining whether a Development may be CIL Liable Planning Application Additional Information Requirement form

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information. **Please read the associated Guidance Notes before you complete the form. Notes on the questions are provided at https://ecab.planningportal.co.uk/uploads/1app/cil_guidance.pdf**

Please complete the form using block capitals and black ink and send to the Charging Authority (or Collecting Authority if this differs from the Charging Authority).

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including exemption or relief..

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions). Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

1. Application Details

Applicant or Agent Name:

Planning Portal Reference (if applicable):

Local authority planning application number (if allocated):

Site Address:

Lock up garages to the rear of 55 Newton Road.
Duston
Northampton
NN5 6ED

Description of development:

Erection of 1 new builds bungalow and parking and demolition of 14 domestic garages.

Does the application relate to minor material changes to an existing planning permission (is it a Section 73 application)?

Yes

Please enter the application number:

No

If yes, please go to **Question 3**. If no, please continue to **Question 2**.

2. Liability for CIL

Does your development include:

a) New build floorspace (including extensions and replacement) of 100 sq ms or above?

Yes No

b) Proposals for one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional floorspace)?

Yes No

c) None of the above

Yes No

If you answered yes to either a), or b) please go to **Question 4**.

If you answered yes to c), please go to **8. Declaration** at the end of the form.

3. Applications for Minor Material Changes to an Existing Planning Permission

a) Does this application involve a change in the amount or use of new build floorspace, where the total floorspace, including that previously granted planning permission, is over 100 sq m?

Yes No

b) Does this application involve a change in the amount of floorspace where one or more new dwellings (including residential annexes) are proposed, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional floorspace)?

Yes No

If you answered yes to either a), or b) please go to **Question 4**.

If you answered no to both a) and b), please go to **8. Declaration** at the end of the form.

4. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes No

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes No

If you answered yes to a) or b), please note that you will need to complete and have agreed CIL Form 2 - 'Claiming Exemption or Relief', and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority must receive prior to the commencement of your development, in order to benefit from relief from the levy. You will also need to complete CIL Form 2 if you think you are eligible for discretionary charitable relief, or exceptional circumstances relief, if this is available in your area. Please check the Charging Authority's website for details. CIL Form 2 is available from www.planningportal.co.uk/cil

c) Do you wish to claim a self build exemption for a whole new home?

Yes No

If you have answered yes to c) please also complete a CIL Form 7- 'Self Build Exemption Claim Form: Part 1' available from www.planningportal.co.uk/cil . Please note you will need to complete and have agreed CIL Form 7, and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority must receive prior to the commencement of your development, in order to benefit from relief from the levy.

d) Do you wish to claim a self build exemption for a residential annex or extension?

Yes No

If you have answered yes to d) please also complete either CIL Form 8 - 'Self Build Residential Annex Exemption Claim Form' or CIL Form 9 - 'Self Build Extension Exemption Claim Form' available from www.planningportal.co.uk/cil . Please note you will need to have completed and agreed either CIL Form 8 or 9, as appropriate, and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority, if in respect of a residential annex, must receive prior to the commencement of your development , in order to benefit from relief from the levy

5. Reserved Matters Applications

Does this application relate to details or reserved matters pursuant to an application that was granted planning permission prior to the introduction of the CIL charge in the relevant local authority area?

Yes

Please enter the application number:

No

If you answered yes, please go to 8. Declaration at the end of the form.

If you answered no, please continue to complete the form.

6. Proposed New Floorspace

a) Does your application involve new residential floorspace (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

N.B. conversion of a single dwelling house into two or more separate dwellings (without extending them) is NOT liable for CIL. If this is the sole purpose of your development proposal, answer 'no' to Question 2b and go straight to the declaration at Question 8.

Yes No

If yes, please complete the table in section 6c) below, providing the requested information, including the floorspace relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does your application involve new non-residential floorspace?

Yes No

If yes, please complete the table in section 6c) below, using the information provided for Question 18 on your planning application form.

c) Proposed floorspace:

Development type	(i) Existing gross internal floorspace (square metres)	(ii) Gross internal floorspace to be lost by change of use or demolition (square metres)	(iii) Total gross internal floorspace proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal floorspace following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)	0	200	0	-200
Social Housing, including shared ownership housing (if known)	0	0	67.9	67.9
Total residential floorspace	0	0	67.9	67.9
Total non-residential floorspace	0	200		-200
Total floorspace	0	200	67.9	-132.1

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal floorspace that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in question 7c).

7. Existing Buildings continued

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sq ms) to be retained.	Proposed use of retained floorspace.	Gross internal area (sq ms) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
1	Lock up garage 1	0		97	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
2	Lock up garage 2	0		103	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
3					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
4					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
Total floorspace		0		200			

c) Does your proposal include the retention, demolition or partial demolition of any whole buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period? If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sq ms) to be retained	Proposed use of retained floorspace	Gross internal area (sq ms) to be demolished
1				
2				
3				
4				
Total floorspace into which people do not normally go, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If your development involves the conversion of an existing building, will you be creating a new mezzanine floor within the existing building? Yes No

e) If Yes, how much of the gross internal floorspace proposed will be created by the mezzanine floor (sq ms)?

Use	Mezzanine floorspace (sq ms)

8. Declaration

I/we confirm that the details given are correct.

Name:

I.Barrett (on behalf of Baily Garner)

Date (DD/MM/YYYY). Date cannot be pre-application:

31/01/2019

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

App. No:

Community Infrastructure Levy (CIL) - Form 2: Claiming Exemption or Relief

This form should be used to claim charitable relief, social housing relief, and/or exceptional circumstances relief prior to the commencement of development. Any relief must be granted, AND a Commencement (of development) Notice sent to, and received by, the Charging/Collecting Authority prior to the commencement of your development. Otherwise the full levy charge will be payable.

Where liability for the levy is shared, this form should be completed by each party wishing to seek exemption or relief from the levy.

Please complete the form using block capitals and black ink and send to the Charging Authority (or Collecting Authority if this differs from the Charging Authority).

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including claiming exemption or relief.

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Section A: Claiming Relief - General Information

Details of Development

Planning Permission / Notice of Chargeable Development Reference:

Site address:

Lock up garages to the rear of 55 Newton Road.
Duston
Northampton
NN5 6ED

Description of development:

Erection of 1 new builds bungalow and parking and demolition of 14 domestic garages.

Claimant Name and Address

Title: First name:

Last name:

Company (optional):

Position:

Company registration no: (where applicable)

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone number
Country code: National number: Extension number:

Email address (optional):

Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone number
Country code: National number: Extension number:

Email address (optional):

Charity Details

Charity registration no: (where applicable)

If claimant represents a charity exempt or excepted from registration, please state grounds:

HMRC tax registration no: (where applicable)

If claimant represents a trust of which all the beneficiaries are charities or a unit trust scheme in which all the unit holders are charities, please state what form this takes (eg a Common Investment Fund)

I wish to apply for: Charitable relief (Go to Section A1) Exceptional circumstances relief (Go to Section A2) Social housing relief (Go to Section A3) Discretionary social housing relief (Go to Section A4)

Some areas of relief are at the discretion of the Charging Authority, such as discretionary charitable relief, exceptional circumstances relief and discretionary social housing relief.

Section A1: Charitable Relief

I wish to claim: (tick 1 box)

A mandatory exemption for using this chargeable development wholly or mainly for charitable purposes

Discretionary charity relief for holding the greater part of this CIL chargeable development as an investment from which the profits will be applied for charitable purposes.

Before selecting this option please check whether your Charging Authority has a policy for granting discretionary charitable relief in its area.

Supporting Information For All Charitable Relief

What are your charity's charitable purposes?

What is the intended use of the development and in what proportions?

How (if at all) does your charity fulfil the criteria in the charging authority's discretionary relief policy? (Maximum 100 words)

What is your apportioned CIL liability for this chargeable development? Please use the apportionment assessment at Annex A to calculate this.

Please provide a breakdown of all the activities of your organisation, including any goods or services it trades in and what these are:

Please complete the relevant declaration below and provide the supporting information:

Declaration - Mandatory Relief

I wish to be granted mandatory relief for my portion of the CIL liability.

I declare that all the below points apply:

- As indicated in Section B above, I am a person or trust established for charitable purposes only (a "charity") or I am a trust of which all the beneficiaries are charities or a unit trust scheme in which all the unit holders are charities; and
- I am an owner of a freehold interest in the relevant land or a leasehold interest in the relevant land of 7 years or more from the date planning permission first permits the chargeable development; and
- I do not own this interest jointly with a party which is not a charitable institution; and
- the whole or main part of the chargeable development will be used for charitable purposes (whether of myself, or of myself and other charities); and
- a qualifying charity will occupy or control the portion of the chargeable development used for charitable purposes; and
- I have completed an apportionment assessment to determine the extent of my CIL liability and will submit a revised apportionment assessment where I make a material disposition of any of the relevant land prior to commencement of development; and

I understand:

- That where mandatory CIL charitable relief cannot apply due to it constituting a State aid, and the charging authority operates such a policy, my claim may be considered for discretionary relief under regulation 45 of the Community Infrastructure Levy Regulations (2010) as amended;
- The meaning of a "disqualifying event" for CIL charitable relief and that where a disqualifying event occurs before or after commencement of development I must inform the collecting authority within 14 days.
- that my claim for relief will lapse where development commences on this chargeable development prior to the collecting authority informing me of its decision
- that my claim for relief will lapse where a commencement notice is not submitted prior to commencement of development of the chargeable development to which this relief applies

Name - Claimant:

Date (DD/MM/YYYY):

Or name - Agent:

Date (DD/MM/YYYY):

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a charging or collecting authority in response to a requirement under the Community Infrastructure Regulations (2010) as amended (regulation 110, SI 2010/ 948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

Declaration - Discretionary Relief

I wish to be considered for discretionary relief for my portion of the CIL liability.

I declare that all the below points apply:

- As indicated in Section B above, I am a person or trust established for charitable purposes only (a "charity") or I am a trust of which all the beneficiaries are charities or a unit trust scheme in which all the unit holders are charities; and
- I am an owner of a freehold interest in the relevant land or a leasehold interest in the relevant land of 7 years or more from the date of planning permission first permits the chargeable development; and
- I do not own this interest jointly with a party which is not a charitable institution; and
- the whole or the greater part of the chargeable development will be held by myself or by myself and other qualifying charities as an investment from which the profits will be applied for charitable purposes (whether of myself, or of myself and other charities); and
- the portion of the chargeable development held in the manner described above will not be used for ineligible trading activities; and
- I am satisfied that I meet the criteria advertised by the charging authority for giving discretionary relief; and
- I have completed an apportionment assessment to determine the extent of my CIL liability and will submit a revised apportionment assessment where I make a material disposition of any of the relevant land prior to commencement of development; and

I understand:

- The meaning of a "disqualifying event" for CIL charitable relief and that where a disqualifying event occurs before or after commencement of development I must inform the collecting authority within 14 days.
- that my claim for relief will lapse where development commences on this chargeable development prior to the collecting authority informing me of its decision
- that my claim for relief will lapse where a commencement notice is not submitted prior to commencement of development of the chargeable development to which this relief applies

Name - Claimant:

Date (DD/MM/YYYY):

Or name - Agent:

Date (DD/MM/YYYY):

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a charging or collecting authority in response to a requirement under the Community Infrastructure Regulations (2010) as amended (regulation 110, SI 2010/ 948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

Section A2: Exceptional circumstances relief

Charging Authority Details

Before completing this form, please check your Charging Authority has decided to accept claims for exceptional circumstances relief in its area

Please state charging authority for chargeable development:

Supporting Information for Exceptional Circumstances Relief

Please provide a summary of why you wish to be considered for exceptional circumstances relief and how you meet the terms of the Charging Authority's exceptional circumstances policy (maximum 500 words):

If relevant, please provide a breakdown of all the activities of your organisation, including any goods or services it trades in and what these are:

Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your claim. Failure to submit all information will result in your application not being accepted:

- An assessment carried out by an independent person of the economic viability of the chargeable development;
- An explanation of why, in the opinion of the claimant, payment of the chargeable amount would have an unacceptable impact on the economic viability of that development. This additional explanation should not be included where the summary provides all the necessary information; and
- Where there is more than one material interest in the relevant land, an apportionment assessment.

Declaration

I wish to be considered for discretionary exceptional circumstances relief for my portion of the CIL liability.

I declare that all the below points apply:

- I am an owner of a freehold interest in the relevant land or a leasehold interest in the relevant land of 7 years or more from the date of planning permission first permits the chargeable development; and
- A planning obligation under section 106 of the TCPA 1990 has been entered into in respect of the planning permission referred to at Section A: General Information; and
- The charging authority has approved my choice of independent person to conduct the assessments required to accompany this claim; and
- Copies of this completed form and the accompanying documentation will be sent to any other owners of the relevant land; and

I understand:

- The meaning of a "disqualifying event" for CIL exceptional circumstances relief and that where a disqualifying event occurs before or after commencement of development I must inform the collecting authority within 14 days.
- That my claim for relief will lapse where development commences on this chargeable development prior to the charging authority informing me of its decision.
- That it is an offence under sections 2 and 3 of the Fraud Act 2006, to commit fraud by false representation, or to fail to disclose information when under a legal duty to do so, and that should this be found to be the case for this declaration or the supporting information, I could face criminal proceedings.

Name - Claimant:

Date (DD/MM/YYYY):

Or name - Agent:

Date (DD/MM/YYYY):

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a charging or collecting authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/ 948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

Section A3: Social housing relief (mandatory)

Supporting Information for Social Housing Relief

Please indicate the type of social housing you intend to build and where on the site this will be located. A site map indicating the intended location of the social housing in the chargeable development **MUST** be attached. Please note that this must include any qualifying communal areas

Please refer to drawing (P) 03 - Proposed Site Plan

Does your organisation operate separate management accounts for public service and commercial activities? Please supply evidence.

Northampton Partnership Homes operate a management account for public services only and do not undertake any commercial activities.

Declaration

I wish to claim social housing relief on the chargeable development.

I declare that all the below points apply:

- I am an owner of a freehold interest in the relevant land or a leasehold interest in the relevant land of 7 years or more from the date of planning permission first permits the chargeable development; and
- I have assumed liability to pay the CIL charge on this chargeable development; and
- This chargeable development will include qualifying dwellings as described in the CIL regulations relating to social housing relief; and
- The degree to which this chargeable development consists of qualifying dwellings is as specified in the relief assessment and I will submit a revised relief assessment with supporting evidence where this changes prior to commencement of development; and

I understand:

- The meaning of a "disqualifying event" for CIL social housing relief and that where a disqualifying event occurs, I must inform the collecting authority within 14 days and will be liable to pay some or all of the relief I have claimed.
- That where there is a disposal of any of the land on which these qualifying dwellings will be situated to another person, I must inform the collecting authority as soon as practicable after this occurs.
- That my claim for relief will lapse where:
 - development commences on this chargeable development prior to the collecting authority informing me of its decision;
 - a commencement notice is not submitted prior to commencement of development of the chargeable development to which this relief applies;
 - my assumption of liability is withdrawn or otherwise ceases to have effect, or is transferred to another person.

Name - Claimant:

Date (DD/MM/YYYY):

Or name - Agent:

Date (DD/MM/YYYY):

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

Section A4: Social housing relief (discretionary)

Supporting Information for Social Housing Relief (discretionary)

Please indicate the type of social housing you intend to build and where on the site this will be located. A site map indicating the intended location of the social housing in the chargeable development MUST be attached. Please note that this must include any qualifying communal areas

Is this development in receipt of any other public subsidy? (for example, funding from the Homes and Communities Agency, or contributions from the local authority towards the provision of affordable housing). If yes, please provide an estimate of how much the subsidy is worth. (This information is required in order to assess the State Aid implications of any discretionary relief that can be offered).

Declaration

I wish to claim social housing relief on the chargeable development.

I declare that all the below points apply:

- I am an owner of a freehold interest in the relevant land or a leasehold interest in the relevant land of 7 years or more from the date of planning permission first permits the chargeable development; and
- I have assumed liability to pay the CIL charge on this chargeable development; and
- This chargeable development will include qualifying dwellings as described in the CIL regulations relating to discretionary social housing relief; and
- The degree to which this chargeable development consists of qualifying dwellings is as specified in the relief assessment and I will submit a revised relief assessment with supporting evidence where this changes prior to commencement of development; and

I understand:

- The meaning of a "disqualifying event" for CIL social housing relief and that where a disqualifying event occurs, I must inform the collecting authority within 14 days and will be liable to pay some or all of the relief I have claimed.
- That where there is a disposal of any of the land on which these qualifying dwellings will be situated to another person, I must inform the collecting authority as soon as practicable after this occurs.
- That my claim for relief will lapse where:
 - development commences on this chargeable development prior to the collecting authority informing me of its decision;
 - a commencement notice is not submitted prior to commencement of development of the chargeable development to which this relief applies;
 - my assumption of liability is withdrawn or otherwise ceases to have effect, or is transferred to another person.

Name - Claimant:

Date (DD/MM/YYYY):

Or Name- Agent:

Date (DD/MM/YYYY):

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

ANNEX A: APPORTIONMENT ASSESSMENT

Please complete the table below, including the assessment of the percentage of the value of the interest in the relevant land owned by the claimant:

Name of Owner	Type of Interest	Value of Interest (%)
TOTAL VALUE OF ALL MATERIAL INTERESTS (MUST EQUAL 100%):		

This information will be used to calculate the amount of CIL relief that may be granted on this development. The collecting authority may choose to carry out its own assessment for these purposes.

ANNEX B: RELIEF ASSESSMENT (SOCIAL HOUSING)

Gross internal area of chargeable development including relevant communal development (sq m):

Gross internal area of relevant communal development (sq m):

Gross internal area of qualifying dwellings to which the relevant communal development relates (sq m):

Gross internal floorspace on relevant land in continuous lawful use for 6 of the last 36 months that is:

a) To be demolished (sq m):

b) Subject to change of use as part of the development (sq m)

Please attach a site plan indicating the position of qualifying dwellings and qualifying communal development.

Please note that the collecting authority may choose to accept the above assessment or carry out its own assessment to determine the relief to be granted.

PLANNING CONSULTATION LIST

Application Reference	N/2019/0138
Location	Lock up garages adj to 55 Newton Road Northampton Northamptonshire
Proposal	Demolition of 14no domestic garages and erection of 1no new build bungalow and parking

CONSULTEES

Name	Type	Sent Date	Expiry Date
Duston Parish Council	Consultation	19/02/2019	12/03/2019
Cllr Tim Hadland	Consultation	19/02/2019	12/03/2019
Cllr Suresh Patel	Consultation	19/02/2019	12/03/2019
Duston Parish Council - Neighbourhood Forum	Consultation	19/02/2019	12/03/2019
NBC Arboricultural Officer	Consultation	19/02/2019	12/03/2019
NBC Public Protection	Consultation	19/02/2019	12/03/2019
NBC Estates & Valuation	Consultation	19/02/2019	12/03/2019
NCC Highways & Access	Consultation	19/02/2019	12/03/2019
Northamptonshire Police	Consultation	19/02/2019	12/03/2019

Overall Consults Expiry Date: 12 March 2019

Overall Re-Consults Expiry Date:

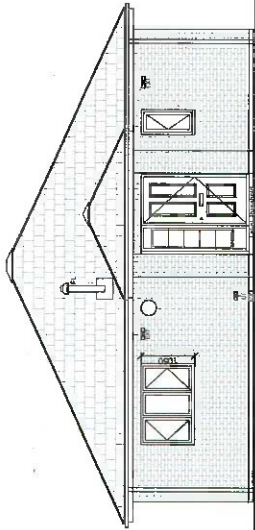
NEIGHBOURS

Address	Sent Date	Expiry Date	Re-consult Sent Date	Re-consult Expiry Date
2 Wenlock Way Northampton NN5 6EB	19/02/2019	12/03/2019		
4 Wenlock Way Northampton NN5 6EB	19/02/2019	12/03/2019		

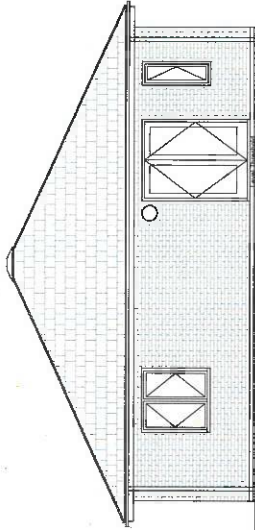
51 Newton Road Northampton NN5 6ED	19/02/2019	12/03/2019		
53 Newton Road Northampton NN5 6ED	19/02/2019	12/03/2019		
55 Newton Road Northampton NN5 6ED	19/02/2019	12/03/2019		
6 Wenlock Way Northampton NN5 6EB	19/02/2019	12/03/2019		
8 Wenlock Way Northampton NN5 6EB	19/02/2019	12/03/2019		
100 Newton Road Northampton Northamptonshire NN5 6ED	11/03/2019	01/04/2019		
43 Knightscliffe Way Northampton Northamptonshire NN5 6DF	11/03/2019	01/04/2019		
45 Knightscliffe Way Northampton Northamptonshire NN5 6DF	11/03/2019	01/04/2019		
47 Knightscliffe Way Northampton Northamptonshire NN5 6DF	11/03/2019	01/04/2019		

Overall Neighbour Expiry Date: 1 April 2019

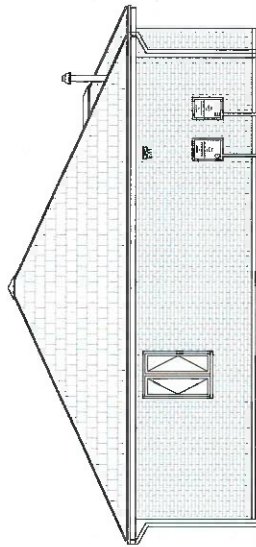
Overall Neigh Re-consults Expiry Date:



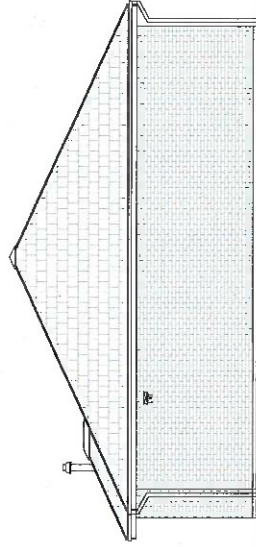
FRONT ELEVATION



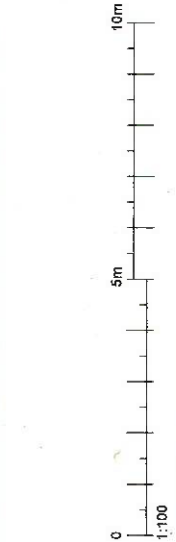
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



The contractor is responsible to ensure that the drawings are to be used only for the purposes of the contract and are not to be used for any other purpose. The drawings are the property of Baily Garner LLP and are not to be used for any other purpose without the written consent of Baily Garner LLP. The drawings are the property of Baily Garner LLP and are not to be used for any other purpose without the written consent of Baily Garner LLP.

NO.	DATE	BY	FOR
1			
2			
3			
4			
5			
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7			
8			
9			
10			

A3

CLIENT	Northampton Partnership Homes
PROJECT	1 no. New Dwelling
TITLE	House Type B1 Elevations
DATE	20/06/18
SCALE	1:100
DRAWING NO.	30758
REVISION	(P) 05

BAILY GARNER
 52 CHALCOTTE STREET
 NORTHAMPTON NN1 2JX
 T 0116 259 2328
 F 0116 259 2323
 www.bailygarner.co.uk

Site Boundary



BAILY GARNER
 55 CHARLOTTE STREET
 NORTHAMPTON NN1 1YX
 T 01275 338 3333
 E birmingham@bailygarner.co.uk

CLIENT	Northampton Partnership Homes	PROJECT	Inc. New Dwelling
DESCRIPTION	Lock up garages to the rear of 55 Newton Road Northampton	TITLE	Existing Site Plan
SCALE	1:500	PURPOSE OF ISSUE	Planning
DATE	20/02/21	DRAWING NO.	ML (P) 02
REVISION			

A3

The contractor is responsible to ensure that no work is carried out in the vicinity of the site until the necessary planning and building regulations approvals have been obtained. The contractor is responsible for ensuring that the site is protected from unauthorized access and that the site is kept clear of any materials, debris or other obstructions. The contractor is responsible for ensuring that the site is kept clear of any materials, debris or other obstructions. The contractor is responsible for ensuring that the site is kept clear of any materials, debris or other obstructions.

0 10m 50m

1:500

↑

NEEDS FINISHING

REVISION

DATE

The information in this schedule is intended to provide a guide to the materials to be used in the construction of the building. It is not intended to be a specification and does not constitute a contract. The contractor is responsible for ensuring that the materials used are of the correct type and quality and are suitable for the intended use. The contractor is also responsible for ensuring that the materials are used in accordance with the relevant building regulations. The contractor is also responsible for ensuring that the materials are used in accordance with the relevant building regulations. The contractor is also responsible for ensuring that the materials are used in accordance with the relevant building regulations.

BOUNDARY TREATMENT



TYPE B1
1.1m high metal fencing or similar approved



TYPE B2
1.2m high boundary wall - metal fence on top of a brickwork plinth - in black. Brickwork - IBSTOCK Wylam Olde Blend or similar approved.



TYPE B3
1.8m high close timber boarded timber panels with trellis top or similar approved.



TYPE B3
1.8m hit and miss fence or similar approved.

EXTERNAL



TYPE EX1
Red brick in a stretcher bond pattern. IBSTOCK Wylam Olde Blend or similar approved.



TYPE EX2
IBSTOCK traiford multi rustic Warm tone brick in a stretcher bond pattern or similar approved.

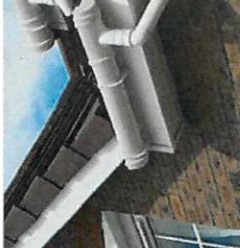


TYPE EX3
IBSTOCK Sandalwood Buff brick in a stretched bond pattern or similar approved.

RAINWATER GOODS

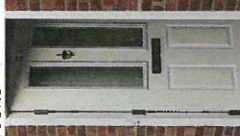


TYPE RW1
UPVC rainwater goods from Marley Plumbing in black or similar approved.

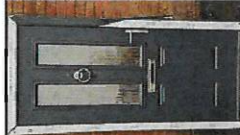


TYPE RW2
UPVC rainwater goods from Marley Plumbing in white or similar approved.

DOORS



TYPE D1
UPVC frame door in white or similar approved.



TYPE D2
UPVC frame door in grey or similar approved.

HARDSTANDING



TYPE H1
Tarmac finish or similar approved.



TYPE H2
Permeable block paving or similar approved.

ROOF



TYPE R1
Artificial slate roof tiles by Marley Eternit - Rivendale Fibre Cement - colour blue black or similar approved.



TYPE R2
Artificial clay appearance roof tiles by Marley Eternit - Ashmore Interlocking Double Plain Tile -colour Olde English Dark Red or similar approved.

WINDOW



TYPE W1
UPVC frame window in white or similar approved.



TYPE W2
UPVC frame window in grey or similar approved.

External Facing Materials

CLIENT: Northampton Partnership Homes

PROJECT: Materials Schedule

ADDRESS: Planning

DATE: 17/06/2011

REVISION: CH

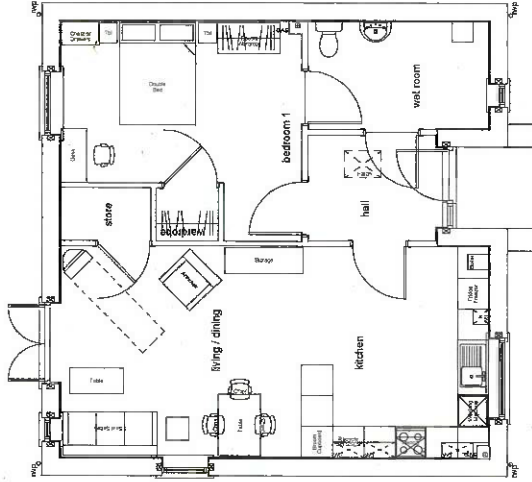
30433



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 45 CHICHESTER STREET
 BRIMINGHAM B3 1YX
 T 0121 255 2328
 F 0121 254 3333
 e. birmingham@bailygarner.co.uk



GROUND FLOOR PLAN

CLIENT	Northampton Partnership Homes	PROJECT	1 no. New Dwelling
ADDRESS	Lock up, garages to the rear 0155 Newton Road Northampton	TITLE	House Type B1 Ground Floor Plan Planning
SCALE	1:100	DATE	20/06/11
DATE	20/06/11	REVISION	
NO.	30758	STATUS	MI
		(P) 04	

A3

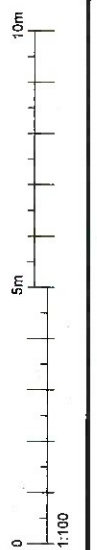
The contractor is responsible in ensuring that the drawings are to be issued that do not comply with the Building Regulations. The contractor is responsible for ensuring that the drawings are to be issued that do not comply with the Building Regulations. The contractor is responsible for ensuring that the drawings are to be issued that do not comply with the Building Regulations.

This contract is subject to the standard conditions of sale and terms of sale. The contractor is responsible for ensuring that the drawings are to be issued that do not comply with the Building Regulations.

Where an item is covered by drawings in other documents, the larger scale drawing is to be used.

Do not lock drawings. Printed drawings to be used in 1:10 scale.

Drawings are to be issued in accordance with the Building Regulations. The contractor is responsible for ensuring that the drawings are to be issued that do not comply with the Building Regulations.



ISSUED BY	DATE
ISSUED BY	DATE
ISSUED BY	DATE

Dobromila Jaskulska

From: Hannah Weston
Sent: 19 March 2019 11:17
To: Planning
Subject: FW: N/2019/0138 - Lock up garages adj 55 Newton Road

From: Jonathan Hazell
Sent: 19 March 2019 11:12
To: Hannah Weston <HWeston@northampton.gov.uk>
Subject: RE: N/2019/0138 - Lock up garages adj 55 Newton Road

Hi Hannah,

A generic arboricultural method statement has been produced, and it appears that it is intended to sit alongside the site specific report – at 1.1 the statement reads:

This report details methods to be followed when working near retained trees on Northampton Partnership Homes development sites and should be read in conjunction with the relevant site arboricultural impact assessment report and tree protection plans. It aims to clarify how retained trees are to be protected and how the removal of hard surfaces or structures within a trees root protection area is to be carried out. These areas are shown on the relevant tree removal and protection plan as an orange cross hatch.

However, the statement also includes, at 1.4:

“The production of a detailed tree protection plan will also be required before any site operations, and this should be scaled and show linear distances from fixed points to enable accurate placement of tree protection fencing.”

I am not clear whether this is in addition to the work already produced, if so it has not been included.

Also, at 1.7:

“It is imperative that the details provided within this report, and subsequent site-specific drawings and guidance, are observed by all contractors working on site. I recommend the contents of this report, and any subsequent site-specific plans and guidance, be made clear to prospective contractors submitting costs for works as well as at the commencement of site works, ideally at a pre-start meeting.”

Again, it would appear that this would be in addition to the work already produced, and if that is the case the information has not been provided.

Whilst I acknowledge the difficulties the author faces, being asked to provide a detailed response with inadequate background information, I would have hoped to see guidance in the method statement on how the precautionary approach towards tree protection would be adopted at the specific site to demonstrate how the works can be undertaken with the minimal risk of avoidable harm to the trees to be retained.

Could a site-specific document be provided please that will allow for detailed consideration of the proposals for the site.

Jonathan

From: Hannah Weston
Sent: 14 March 2019 15:38
To: Jonathan Hazell <JHazell@northampton.gov.uk>
Subject: FW: N/2019/0138 - Lock up garages adj 55 Newton Road

Hello Jonathan,

Please find attached the requested method statement for 2019/0138.
Thank you.

Kind Regards,

Hannah Weston
Principal Planning Officer
Planning Services
Northampton Borough Council
Tel: 01604837848

From: Isobel Barrett [<mailto:Isobel.Barrett@bailygarner.co.uk>]
Sent: 14 March 2019 10:14
To: Hannah Weston <HWeston@northampton.gov.uk>
Subject: RE: N/2019/0138 - Lock up garages adj 55 Newton Road

Hello Hannah,

We are working through these changes and should be able to get the updated plans for Newton Road back to you by tomorrow. Please find attached the Method Statement.

Kind regards,

Isobel Barrett BSc (Hons)
For and on behalf of Baily Garner LLP



Birmingham
55 Charlotte Street, Birmingham, B3 1PX
t: 0121 236 2236
www.bailygarner.co.uk

Click [this link](#) to see the legal stuff on this email. Please think of the environment before printing this email.

From: Hannah Weston [<mailto:HWeston@northampton.gov.uk>]
Sent: 11 March 2019 15:04
To: Isobel Barrett
Cc: Daniel Bagnall; Marcus Lewis
Subject: RE: N/2019/0138 - Lock up garages adj 55 Newton Road

Good afternoon Isobel,

Further to my previous email, we have also heard from the Council's tree officer who advises that an arboricultural method statement is required that details how the ground protection measures will be installed.

Please can you also organise for this to be sent over.
Thank you.

Kind Regards,

Hannah Weston
Principal Planning Officer
Planning Services
Northampton Borough Council
Tel: 01604837848

From: Hannah Weston
Sent: 11 March 2019 14:50
To: 'Isobel Barrett' <Isobel.Barrett@bailygarner.co.uk>
Subject: N/2019/0138 - Lock up garages adj 55 Newton Road

Hello isobel,

I have been assigned this application.

I note that the surrounding area is two storey in nature as opposed to bungalows.

Please could you look at whether the proposed bungalow can be altered to a two storey dwelling. A separation distance of at least 13 metres would need to be retained between the rear elevations of the neighbouring properties to the east and west and the side elevation of the proposed dwelling.

It would also be worth looking at improving the private amenity space for this property. This could be done through enclosing the side garden as private space.

Thank you.

Kind Regards,

Hannah Weston
Principal Planning Officer
Planning Services
Northampton Borough Council
Tel: 01604837848

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Northampton Borough Council, The Guildhall, Northampton, United Kingdom, NN1 1DE
+44 (0)300 330 7000
www.northampton.gov.uk

Dobromila Jaskulska

From: Gavin Smith
Sent: 20 February 2019 15:50
To: Planning
Subject: Re: EP Comments - Planning App N/2019/0138

Good afternoon Hannah,

PROPOSAL: DEMOLITION OF 14NO DOMESTIC GARAGES AND ERECTION OF 1NO NEW BUILD BUNGALOW AND PARKING.
LOCATION: LOCK UP GARAGES ADJ TO 55 NEWTON ROAD, NORTHAMPTON.

Environmental Protection have reviewed the above mentioned planning application and have no objections subject to the recommended planning conditions and advisory notes to the applicant being attached to any successful planning decision.

Land Contamination

The site and building may be contaminated because of previous use(s) or natural contamination and may require remediation to make it suitable for use. In order for a conservative risk based approach to be undertaken the following conditions should be attached.

Contaminated Land Condition 1

No development shall take place until a desktop study, including a site walkover, in respect of possible contaminants within the site is completed and the need for a site investigation is determined. The scope and methodology of the desk top study and the site investigation report shall be submitted to the Local Planning Authority for approval.

Contaminated Land Condition 2

Any site investigation found to be required under Contaminated Land Condition 1 shall be carried out and the results shall be used to produce a method statement for any remedial works (and a phasing programme), which shall be submitted to the Local Planning Authority for approval.

Contaminated Land Condition 3

All remedial works found to be required under Contaminated Land Condition 2 shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

Contaminated Land Condition 4

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 in accordance with the requirements of Condition 2 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Contaminated Land Condition 2, 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 in accordance with Contaminated Land Condition 3.

Advisory Notes to Applicant

Demolition Times

The garage structures are in a residential area and demolition may cause noise nuisance to local residents. Demolition should only be permitted between the hours 0800 – 1800 Monday-Friday, Saturday 0900 – 1600. If work at other times is required permission should be obtained from the local planning authority.

Permitted Construction Times

In order to reduce the likelihood of local residents being subjected to adverse levels of noise annoyance during construction, work on site must not occur outside the following hours: -

Monday – Friday 7.30 a.m. – 18.00 p.m.

Saturday 8.30 a.m. – 13.00 p.m.

NO WORK ON SUNDAYS & BANK HOLIDAYS.

If work at other times is required permission should be obtained from the local planning authority.

Low Emission Strategy – Type 1 Mitigation

In keeping with the Councils adopted Low Emission Strategy the development should meet the required type 1 mitigation for residential developments below:

- 1 charging point per unit (dwelling with dedicated parking)
- All gas-fired boilers to meet a minimum standard of <40 mgNO_x/kWh.

Kind regards

Gavin Smith | Senior Environmental Health Officer
01604 837648

Environmental Protection Team | Northampton Borough Council | St Giles Square,
Northampton | NN1 1DE

Planning/LG2 - Comment

Call date: 07/03/2019 14:46:50
User: 3734984/2
Contact number:
Document Number: 7407661

Comment on Planning Application

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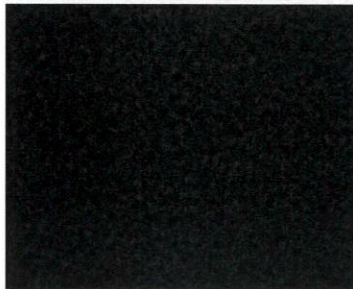
Please be aware that when you submit your comments, you will be redirected back to the planning application page. If you are unsure if your comments have been sent, please contact us at the above email address.

Thank you.
Number

N/2019/0138

About You

Please provide details about yourself
Title
Forename
Surname
Address



Contact Number
Email Address

Details

Please provide details regarding this planning application
Comments

I strongly object to these plans for several reasons. Firstly with no garage. [REDACTED] It is kept in the garage as it has already been damaged by someone trying to steal it and that was in my garden at the time, not even in the street. Even if we get another garage it won't be near the house so will be very inconvenient for me and my family.

The new plans state there will be 9 car park spaces for residents and their visitors, that is only 3 more than at the moment, so taking into consideration that at the moment it is really hard to get a space, 3 more spaces won't make it any easier. A lot of households now have 2 cars and taking the garages away would also mean that even if offered a garage elsewhere, during the daytime a lot of residents would want to park their car near the house for convenience when coming and going throughout the day, we won't want to be walking up the road to a garage several times a day. Also there are a lot of people that use these car park spaces who live across the road, so it won't be any easier for parking with 3 extra spaces when garages aren't there anymore.

Im also not happy with having to look from my property directly onto another. At the moment my property is quite secluded and I want to keep it that way.

If this goes ahead I am also concerned about the mess and damage it would do to my garden, as at the moment the back walls of the garages are in my garden behind my hedges, plants and sheds.

I don't understand why this new property cannot be built just along the road on the car park area at the rear of the flats, there are no garages to dismantle, no residents gardens to property directly adjacent and the car park doesn't get used. Also instead of knocking down garages that are in good order and bringing in rent, why not knock down the ones across the road or near limehurst square, these are all damaged and not in use!

Object

Response Type

N/2019/0206

**Playing Field St Crispin,
Berrywood Road,
Northampton**

**Installation of mesh panel
backstop and fences with
two concrete block dug
outs adjacent to the
baseball field at St
Crispins Park**

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	St Crispins Park
Address line 1	St Crispins Drive
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	Northampton
Postcode	NN5 4UR

Description of site location must be completed if postcode is not known:

Easting (x)	471743
Northing (y)	261139

Description

The baseball field is situated on the far side of St Crispins Park

2. Applicant Details

Title	Mr
First name	Nick
Surname	Russell
Company name	<input type="text"/>
Address line 1	12 Avon Close
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	Wellingborough
Country	UK

2. Applicant Details

Postcode	NN8 5WH
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area? (numeric characters only).	8.5
Unit	hectares

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Installation of mesh panel backstop and fences with two concrete block dug outs adjacent to the baseball field at St Crispins Park.

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

The playing field for baseball is already in use without any fences or dug outs.

Is the site currently vacant?

Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

7. Materials

Does the proposed development require any materials to be used in the build?

Yes No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	None.
Description of proposed materials and finishes:	Powder coated mesh fence panels with steel posts.

7. Materials

Walls

Description of existing materials and finishes (optional):

None.

Description of proposed materials and finishes:

Concrete blocks for dug out walls

Roof

Description of existing materials and finishes (optional):

None.

Description of proposed materials and finishes:

Steel frame with polycarbonate roof sheets

Other type of material (e.g. guttering) Security shutters on dug outs

Description of existing materials and finishes (optional):

None.

Description of proposed materials and finishes:

Steel security shutters, manually operated.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

Site plan (1001), Fencing and Dug outs (1002), Location plan (10034), Planning statement.

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Are there any new public roads to be provided within the site?

Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

9. Vehicle Parking

Is vehicle parking relevant to this proposal?

Yes No

10. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

11. Assessment of Flood Risk

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
 Septic Tank
 Package Treatment plant
 Cess Pit
 Other
 Unknown

Other

No foul water will be produced

Are you proposing to connect to the existing drainage system?

Yes No Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

Yes No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

18. Employment

Will the proposed development require the employment of any staff?

Yes No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

None.

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
- The applicant
- Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

23. Pre-application Advice

Title	Mr
First name	Andrew
Surname	Holden
Reference	

Date (Must be pre-application submission)

Details of the pre-application advice received

During a telephone conversation, i was advised the following:
- application drawings should include plans, elevations and a location plan
- consider the construction of the fence panels (for backstop) and security of the dug outs

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Northampton Borough Council
Number	
Suffix	
House Name	The Guildhall
Address line 1	St Giles Square
Address line 2	
Town/city	Northampton
Postcode	NN1 1DE
Date notice served (DD/MM/YYYY)	15/02/2019

Person role

- The applicant
- The agent

25. Ownership Certificates and Agricultural Land Declaration

Title	Mr
First name	Nick
Surname	Russell
Declaration date (DD/MM/YYYY)	15/02/2019

Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)	15/02/2019
----------------------------------	------------

**PROPOSED BASEBALL PERMANENT FACILITIES
AT ST CRISPIN COMMUNITY PLAYING FIELDS, NORTHAMPTON**

INTRODUCTION AND PURPOSE

This statement is prepared in support of the Full Planning Application for the provision of a permanent baseball pitch at St Crispins Community Playing Fields.

BACKGROUND

Northampton Baseball Club have played at St. Crispins Community Playing Fields for the last 3 years and there is a permanently marked out baseball pitch. The proposal is to erect permanent fencing and dug out facilities to remove the requirement to erect temporary facilities for each match or training sessions.

SITE ANALYSIS

The sports fields have been designed to accommodate various sports including baseball. This proposal is the final part of that overall design for the site. There is no new use of the site as baseball has been played on site for 3 years.

HOURS IN USE

As existing.

PARKING

As existing.

LANDSCAPING

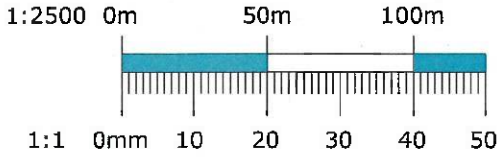
As existing.

APPEARANCE

Standard baseball layout.

ACCESS

As existing.



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issued for: **Planning**

project: **St Crispins Community Centre**

drawing: **Location Plan
Baseball Pitch**

project number: **6494**

drawing number: **1003**



revision:

sursham tompkins est 1961
architectural services & project management

■ cottage farm ■ sywell ■ northampton ■ NN6 0BJ
■ t: 01604 64 65 66 ■ f: 01604 64 63 62 ■ e: info@surshamtompkins.co.uk
■ w: www.surshamtompkins.co.uk

scale: **1:2500** paper size: **A4** drawn by: **MC** date: **Jan 19** checked: date:

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Contractors must work to figured dimensions only. All building and site dimensions, levels and sewer invert levels at connection points are to be checked on site before work starts. This drawing must be read in conjunction with, and checked against, any structural or other specialist drawings provided. Any discrepancy between issued drawings are to be reported to this practice and verified before work starts. This drawing and the building works depicted are the copyright of this practice and may not be reproduced except by written permission.

FILE LOCATION - s:\projects\6494 Jaskins weir -st crispins\02 drawings\04 tender\6494 location plan.dwg

Francesca Denton

From: David Trubshaw
Sent: 06 March 2019 16:22
To: Planning
Subject: N/2019/0206 - Playing Field, Berrywood Drive

NORTHAMPTON BOROUGH COUNCIL

INTERNAL MEMORANDUM

From: David Trubshaw, Conservation

To: Planning

Ref N/2019/0206

Date: 6th March 2019

Address

St Crispin Playing Field, Berrywood Drive

Proposal

Mesh panel fencing & concrete dug outs

Site Location

Playing field within St Crispin's Conservation Area

Policy Context

Planning (Listed Buildings and Conservation Areas) Act 1990

S72 – local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area

National Planning Policy Framework

Para 192 - in determining planning applications, the desirability of sustaining and enhancing significance should be taken into account

Para 196 – less than substantial harm should be weighed against public benefits of the proposal.

Northampton Local Plan

Saved Policy E26 – new development to preserve or enhance character and appearance of conservation areas.

West Northamptonshire Core Strategy

Policy BN5 – designated heritage assets & their setting will be conserved and enhanced

Analysis

No objection on conservation grounds. The baseball pitch is within part of the playing field on the former hospital grounds. The fencing and dug outs will have a neutral impact on the historic character of St Crispin's Conservation Area.

David Trubshaw

Senior Planning Officer - Conservation

Francesca Denton

From: Natasha Stanley
Sent: 11 March 2019 12:05
To: Andrew Holden
Cc: Planning
Subject: N/2019/0206

TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015

PROPOSAL:

LOCATION:

**INSTALLATION OF MESH PANEL BACKSTOP AND
FENCES WITH TWO CONCRETE BLOCK DUG OUTS
ADJACENT TO THE BASEBALL FIELD AT ST
CRISPINS PARK
PLAYING FIELD ST CRISPIN , BERRYWOOD ROAD,
NORTHAMPTON**

Hello Andrew,

Further to your request for comments:

I have no objections to the proposal and there are no conditions we would wish to add to any decision document.

Best regards

*Natasha Stanley
Senior Environmental Health Officer
Northampton Borough Council
Tel: 01604 837772 dd*

*The Guildhall,
St Giles Square
Northampton
NN1 1DE
Tel: (01604) 837648; Main Switchboard: 0300 330 7000; Fax: (01604) 838755*



**NORTHAMPTON
BOROUGH COUNCIL**

Planning/LG2 - Comment

Call date: 19/03/2019 11:53:31
User: 3746843/2
Contact number:
Document Number: 7432730

Comment on Planning Application

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Thank you.
Number

N/2019/0206

About You

Please provide details about yourself

Title
Forename
Surname
Address

Contact Number
Email Address

Details

Please provide details regarding this planning application

Comments

I would like to express my concerns with this application as I feel that it will become an area for youths to congregate in the evenings and feel that it lends itself to becoming subject to anti social behavior. Given the amount of damage that has been caused to the newly erected St Crispins Community Centre and the amount of anti social behavior that seems to be more and more common these days in the St Crispins area, I do not feel it right to construct these concrete dugouts. If it is constructed then it will provide a place for anti social behavior to take place. I strongly feel that this will only bring bad issues to our area and I am not in favour of this application going ahead.
Object

Response Type

Dobromila Jaskulska

From: Dobromila Jaskulska on behalf of Planning
Sent: 19 March 2019 13:56
To: Planning
Subject: FW: N/2019/0206

-----Original Message-----

From: [REDACTED]
Sent: 19 March 2019 08:47
To: Planning <planning@northampton.gov.uk>
Subject: N/2019/0206

Good morning,

I object to the above planning application. The area where the dugouts and netting's is being proposed is a conservation area. In addition the dugouts will be used for a fraction of the year meaning they will be a magnet to graffiti and ASB for the rest of the time.

There are plenty of viable alternatives for the baseball team to use as opposed to putting up ugly structures in a conservation area.

Regards,

[REDACTED]

Planning/LG2 - Comment

Call date: 18/03/2019 09:15:22
User: 3745586/2
Contact number:
Document Number: 7427961

Comment on Planning Application

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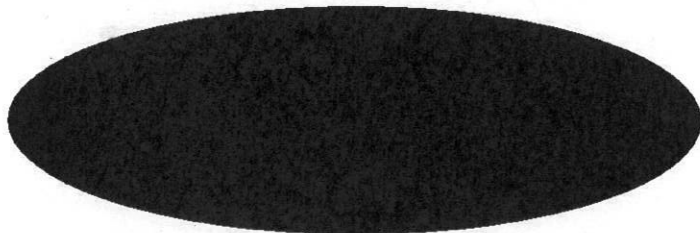
Thank you.
Number

N/2019/0206

About You

Please provide details about yourself

Title
Forename
Surname
Address
Contact Number
Email Address



Details

Please provide details regarding this planning application
Comments

We live right opposite the pond and open playing fields. It is the main reason why we bought the house! It gives a sense of community to see the kids play football, people walk their dogs and the picnicks on a summers day is particularly special. We walk our dog on the fields, play frisbee and kick a ball around. Having a permanent fixture will reduce the available space for everyone to use and impact the view especially for the residence close by. I can understand the reason for the application but object on the bases that space should be available for the whole community to use.
Object

Response Type

Planning/LG2 - Comment

Call date: 18/03/2019 22:26:24
User: 3746113/2
Contact number:
Document Number: 7431031

Comment on Planning Application

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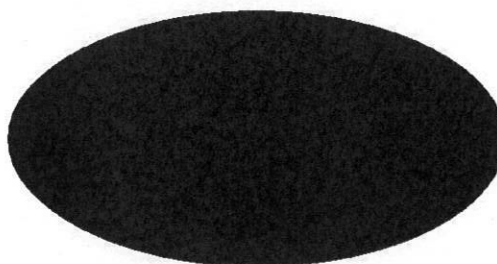
Thank you.
Number

N/2019/0206

About You

Please provide details about yourself

Title
Forename
Surname
Address
Contact Number
Email Address



Details

Please provide details regarding this planning application
Comments

I object to this plan for the St Crispin Park. It defeats the purpose of a conservation area to create permanent structures for sport. Also, once the baseball team is permitted to erect this structure, nothing stops other bodies from making and getting approvals for similar requests in the future. This dangerous precedent should not be set.

I'm happy for the field to be used for sporting activities as already used, but not in support of permanent structures.

Response Type

Object

Planning/LG2 - Comment

Call date: 18/03/2019 22:15:42
User: 3746113/2
Contact number:
Document Number: 7431030

Comment on Planning Application

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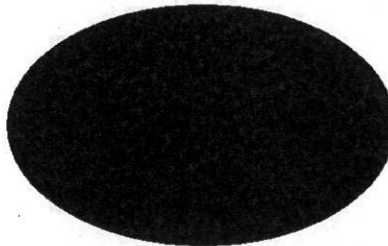
Thank you.
Number

N/2019/0206

About You

Please provide details about yourself

Title
Forename
Surname
Address
Contact Number
Email Address



Details

Please provide details regarding this planning application
Comments

I wholeheartedly object to the request to erect permanent structures for baseball on the field. I live on Frank Large Walk and had purchased the property because it is in a conservation area. Furthermore, the field serves a purpose already for various sporting activities who use it functionally without the need to erect permanent structures.

I have witnessed the various anti-social behaviours against the new community centre, and fear that such a permanent structure will provide a base for the perpetrators to hang

around, creating an unsafe environment. It will ultimately result in the area being littered, the structure an eye sore for us residents and create inconvenience for other occasional users - footballers, dog walkers, etc
No other user of the field has sought to monopolise it in this manner, and an exception should not be created for any party. The field should be left as a conservation area for the promotion of wildlife and enjoyment of all with only temporary structures permitted, e.g., goal posts which are removed after use.

Response Type

Object

Planning/LG2 - Comment

Call date: 18/03/2019 16:10:10
User: 3745833/2
Contact number:
Document Number: 7430800

Comment on Planning Application

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Thank you.
Number

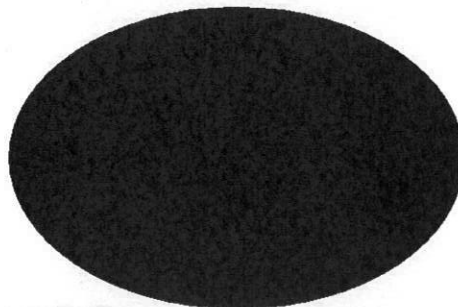
N/2019/0206

About You

Please provide details about yourself

Title
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Surname
Address

Contact Number
Email Address



Details

Please provide details regarding this planning application

Comments

The area in question is a green open space. There is already a limited development on it (the community centre), which supports a variety of sporting and other activities. However, all of these use the playing field before leaving it in its original condition. Construction of further permanent structures would impact of the local wildlife as well as the other users of the open space.

I have no objection to the baseball diamond, which is hardly visible other than from close up, but the proposed structures are considerably more impactful.

Object

Response Type

Planning/LG2 - Comment

Call date: 15/03/2019 19:08:08
User: 3743604/2
Contact number:
Document Number: 7427459

Comment on Planning Application

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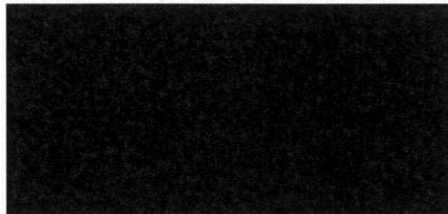
Thank you.
Number

N/2019/0206

About You

Please provide details about yourself

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Address
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Email Address



Details

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Comments

I strongly object to this application on the following grounds:

1. **The proposal will have an adverse visual impact on the appearance of the open space and surroundings; the proposed structures are inappropriate for the nature of the surroundings, and a 5 metre high fence will have an adverse visual impact. It is wrong that the residents of Frank Large Walk have not been consulted and are not on the Consultation List. The residents of Southfield road are on the Consultation List and yet the proposal will have**

a greater visual impact on Frank Large Walk than on Southfield Road.

2. The open space should be available for use by all members of the public at all times when not in use for specific activities such as football or baseball matches. The erection of a fence will prevent the baseball pitch from being used by others when not in use as a baseball pitch. The usage for baseball only takes place occasionally. It is fundamentally wrong to exclude the general public from this area 24/7 to facilitate an occasional use by a minority of individuals.

3. Increased usage of the baseball pitch following such works could cause traffic congestion and parking issues in Dave Bowen Close and Kent Road.

Therefore I would urge the Borough Council to refuse the application.

Object

Response Type

Planning/LG2 - Comment

Call date: 15/03/2019 09:44:45
User: 3723413/2
Contact number:
Document Number: 7425591

Comment on Planning Application

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Thank you.
Number

N/2019/0206

About You

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Surname

Address

Contact Number

Email Address



Details

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Comments

Thus far I have enjoyed having baseball very close my my house though I would have appreciated some consultation about the development of sporting facilities close by. I am a sportsperson and I admire the effort and dedication of the club members. All that has been done however, in producing a pitch and removable facilities for playing, has happened without any effort by club or council to consult with the pitch area's closest neighbours. We now - again without any consultation prior to

this planning application - have a plan which totally changes and diminishes the outlook from the front of our house; which will provide a high, wide concrete 'blank canvas' for graffiti for my wife and I, our children and our grandchildren to see; which will block permanently the view which, in purchasing my house, I valued so highly; which will be a magnet for groups who wish to find secluded areas for, possibly if not probably, anti-social behaviour; which will provide visual and sound pollution - not to mention health and safety concerns - by those who find kicking balls against, or climbing, high mesh fences appealing; and which will be a completely inappropriate place for such an imposing infra-structure.

Alongside this 'negativity' let me please constructively suggest that, so far, the efforts by the club to produce a pitch have been both conscientious but relatively inexpensive. This will be a much more extensive, expensive, permanent structure. It has always been that the least imposing position for this pitch and its planned infra-structure is in the far right-hand corner - away from the residential dwellings of Frank Large Walk - and not in the nearside right-hand corner (close to the residential area). To have established that initially (before work had gone into the current pitch), it only needed someone to ask where a permanent, imposing sports

pitch might best be placed. **IT SHOULD BE IN THE FAR RIGHT HAND CORNER** where it will be bounded by adjacent trees, a road and no houses with an unimpeded view. Long baseball hits would still be directed at the middle of the field. No-one will be detrimentally affected. The current pitch can still stay and provide excellent training facilities. Again, no-one (to my knowledge) has found the 'mound' and the 'bases' to be a problem. **IT SIMPLY IS WRONG TO PUT PERMANENT STRUCTURES SO CLOSE TO HOUSES.** Thank you for reading my objections.

Object

Response Type

About you	
Are you a	Member of the public
Title	
First name	
Last name	
Company	
How would you prefer to be contacted?	Email
Email address	
About the application	
Application number	N/2019/0206
Your reference	
Application address	
What are your comments?	<p>It is continually disappointing that local residents are not listened too in relation the the public open space in our neighbourhood. Having lived here 13 year we have been promised much, and lied too, about what these spaces will be. We were consulted about 5 years ago as to what we wanted on this space and got little of it. Now you are trying to sneak in a large permanent baseball pitch with only one notice on one lamppost. Who will look after this fencing when the baseball team are not there? Who will clean off the graffiti, or put up with the groups hanging about around it? Us, the local residents that's who. How many of the baseball players live in the NN5 postcode? Our children do not even have permanent football goals to play in on the existing pitches....yet you plan to erect something else! I think the benefit to the local community needs to be established before you erect something that is used once a week by a minority of people, and how many of them are in the immediate community.</p>
Additional comments	

Dobromila Jaskulska

From: Dobromila Jaskulska on behalf of Planning
Sent: 18 March 2019 14:37
To: Planning
Subject: FW: Objection to planning application N/2019/0206 Northants Baseball Clu

From: Andrew Holden
Sent: 18 March 2019 12:49
To: Planning <planning@northampton.gov.uk>
Subject: FW: Objection to planning application N/2019/0206 Northants Baseball Clu

Please book in and acknowledge as a representation

Andrew Holden | Senior Planning Officer

01604 838 466

Planning Service | Northampton Borough Council | The Guildhall, St Giles Square, Northampton, NN1 1DE | 0300 330 7000

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Any personal information you do provide to us will be held on a computer database. Your personal information will only be used by, and on behalf of, Northampton Borough Council in improving the service we provide to our customers.

If the hyperlink above does not work then please copy and paste this address into your internet browser:
<https://www.surveymonkey.com/r/RepSatisfaction>

From: [REDACTED]
Sent: 14 March 2019 20:56
To: Alan Bottwood (Cllr) <cclr.abottwood@northampton.gov.uk>; Andrew Holden <aholden@northampton.gov.uk>
Cc: David Trubshaw <DTrubshaw@northampton.gov.uk>
Subject: Objection to planning application N/2019/0206 Northants Baseball Clu

Good evening,

I would like to raise an objection to the abovementioned planning application. This application was not available online this evening so please accept this email as an objection.

I am a resident of St. Crispin living in close proximity to St. Crispin field. My objection is for the following reasons:

1. Dugouts are within / very close to land that attracts wild animals and is designated a conservation area.
2. The application proposes erection of permanent structures; no other group has requested to do this, in fact various football clubs manage perfectly well with temporary structures which are cleared away after every session which helps preserve the area's greenery.
3. The field is looked upon by various households; these structures are changing the view for these homes which is not what they bought into when purchasing them.

4. Granting this application will set a precedent for any other group wishing to change the structure of the field. As residents I feel that we must do what we can to preserve the original purpose of that space which was to be an open space for the whole community. It should not be monopolised by a minority group so that a significant proportion becomes inaccessible to the rest of the community.

Thank you,



Dobromila Jaskulska

From: Dobromila Jaskulska on behalf of Planning
Sent: 18 March 2019 14:36
To: Planning
Subject: FW: Planning application N2019/0206

-----Original Message-----

From: Andrew Holden
Sent: 18 March 2019 12:48
To: Planning <planning@northampton.gov.uk>
Subject: FW: Planning application N2019/0206

Please book in and acknowledge as a representation

Andrew Holden | Senior Planning Officer
01604 838 466
Planning Service | Northampton Borough Council | The Guildhall, St Giles Square, Northampton, NN1 1DE | 0300 330 7000

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<https://www.surveymonkey.com/r/RepSatisfaction>

-----Original Message-----

From: [REDACTED]
Sent: 14 March 2019 16:16
To: Alan Bottwood (Cllr) <cllr.abottwood@northampton.gov.uk>
Cc: David Trubshaw <DTrubshaw@northampton.gov.uk>; Andrew Holden <aholden@northampton.gov.uk>
Subject: Planning application N2019/0206

>
> Dear Cllr Bottwood,
>
> Please may I draw attention to the above plans to erect 2 concrete doughnuts and a 5m high fence on the open playing fields off Frank Large Walk (St.Crispin) on behalf of Northampton baseball club.
>
> Firstly, I would like to comment on the appalling lack of advertising to local residents with regard to this. I am told there is a small notice attached to a lamppost somewhere near the (empty) community centre at the top of the field. I do not consider this adequate advertising, considering the size of the placard, the fact one has been placed not very near the actual site and the deadline for complaints is 27th April! Is this really ethical and proper? Given there was little advertising regarding the community centre (which is barely used and often vandalised), is this a

tactic that northants council are using to push through their applications? I think this wholly unethical and improper by the council at the very least.

With regards to the actual feature that is wanted to be constructed can I ask why is a relatively small field that already had at least 3 football pitches on it, considered? There is a much bigger field in Upton that everyone can use! People who do not want to play soccer or baseball will also find it increasingly difficult to use the field at all, as the all the available space will soon be used up. I will also suggest there may be a clash for land between the 2 sports as I think the pitches may well overlap.

Could a larger site be found, away from such a residential area where many locals use, especially in the summer for picnics, bike rides, walks, dog walking and just relaxing in a beautiful open space?

Can I next bring your attention to the cleanliness of the area. I believe that if a group uses an area, as you suggest, it should be kept clean and tidy. The Northampton baseball club have used this field for 2 years, usually all day on a Sunday. Firstly, as I suggest above this restricts the use of the field for everyone else when they claim the space pretty much all day; and secondly when they have left it they have often left the immediate vicinity in a bit of a mess. Food rappers and drinks bottles left on the grass and in the shrubs and trees immediately next to it. Looking at the government website I believe they are responsible for leaving the area tidy, they do not do this at present. I do not believe they will do this if given a degree of permanence here.

Could I next bring attention the issue anti social disorder and public safety. As you will be aware, the community centre built at the top of the field has been there a couple of years now. Aside from the litter and general mess it has created, it has also been a magnet for antisocial behaviour. On 3 occasions I have seen at least 1 window smashed as a result of vandalism. There were boards of youths last summer that were hanging around the area of the community centre threatening people (young and old) and throwing debris at passing cars, just up by the community centre. Please feel free to look at the police reports if you do not believe me. Lastly, a message came from StLuke's school that a strange man was hanging around at school closing time on the field near the community centre.

3 such examples of antisocial behaviour or where public safety has been threatened because of a new built council building (and it does attract this unruly behaviour, the church that sits 100 yards away behind it has had no such issues). I would suggest it is unfair and irresponsible of the council to erect yet another permanent structure on the other side of the field that will most likely also attract its fair share of vandalism and antisocial behaviour, may I remind you that the area has many young families with small children that play on the field as well as elderly people who often walk in the field (not to mention dog walkers also).

My next point is regarding other people who use this field for recreational activities. Given that Northampton baseball club already monopolise that area of the field, quite unfairly, what about all the joggers that run the perimeter of the field, or the bike riders that use it? Does this mean that they are unable to do so. Just taking the joggers, currently where the football pitches are placed (and they are only really used on Saturday mornings) there is no obstruction for a person running the perimeter of the field. Looking at the plans for this area to play baseball, it means no perimeter will be able to be run, as their pitch will get in the way of this. Surely this is unfair to totally monopolise an area completely and for a whole day?

Lastly can I bring your attention to unwanted car and pedestrian traffic it will bring to the residents between Kent road and Frank Large Walk. Currently, I believe the council have not adopted these roads however, in your quest to allow both footballers and now baseballers to use the field it means you are now allowing them access through roads and a resident area that you do not maintain. Yes there is a car park by the community centre but this is often too busy to allow everyone to park there. But more than this, your plan for the baseball pitch is on the other side of the field to the car park. This means person accessing the baseball pitch, most likely through Dave Bowen Close. This will cause an increase in cars, persons and possibly asb in a residential area already to crowded and one which you have little responsibility for? This seems wholly unfair and a little corrupt to me.

I am not alone in my sentiment wit regards to this planned construction on the field for the reasons I stated above, I would invite you to allow the residents of StCrispin to be allowed to enjoy their open space freely, safely and in a communal fashion as it has been for the pat years; rather than selling to the highest bidder!

Many thanks for your time

Regards



>
> Sent from my iPad

Planning/LG2 - Comment

Call date: 14/03/2019 16:34:59
User: 3742579/2
Contact number:
Document Number: 7424519

Comment on Planning Application

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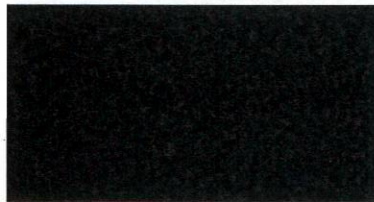
Thank you.
Number

N/2019/0206

About You

Please provide details about yourself

Title
Forename
Surname
Address
Contact Number
Email Address



Details

Please provide details regarding this planning application

Comments

Why are you only allowed 2500 characters ? Is this so any objections cannot be properly raised.

I have sent emails to the following

**Cllr Bottwood
Planning officer Holden
Conservation officer Rubshaw**

Expect responses from all

OBJECTIONS

Threat to wildlife

Increased asb (see increased asb since community centre was built) and endangerment to public

Loss of facilities and land access to local residents

Monopoly on field by baseball club (currently use all day Sunday)

Increased pedestrian traffic through non adopted council roads between Kent road and Frank large walk

Lack of transparency around planning application

Object

Response Type

Planning/LG2 - Comment

Call date: 14/03/2019 10:40:05
User: 3742299/2
Contact number:
Document Number: 7422768

Comment on Planning Application

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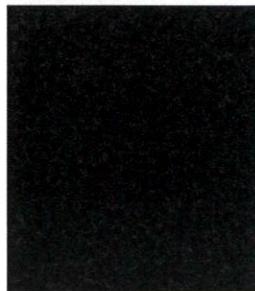
Thank you.
Number

N/2019/0206

About You

Please provide details about yourself

Title
Forename
Surname
Address



Contact Number
Email Address

Details

Please provide details regarding this planning application

Comments

I object to this planning application. I am not against sporting activities, but there are far better areas to locate these facilities within the park, which would not have such an impact on the neighbouring properties and environment. I have serious concerns that if this application is granted we will face the possibility of floodlighting in the future, further amplifying the problems. If the original plan of creating a

Response Type

copple behind the properties in Southfield Road had been implemented, the effects of this proposal would not have been so great.
Object

Planning/LG2 - Comment

Call date: 12/03/2019 22:05:06
User: 3740746/2
Contact number:
Document Number: 7416992

Comment on Planning Application

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Thank you.
Number

N/2019/0206

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Address

Contact Number
Email Address



Details

Please provide details regarding this planning application

Comments

I am not pleased with this application as I feel that living on Frank Large Walk for [REDACTED] [REDACTED] I have witnessed the baseball area being used very rarely. If this structure was to go ahead it would be an eyesore and ruin not only my view from my home but also obstruct and take away a large area from the public. It is currently used dally by the local children and a huge number of dog walkers - It is a recreational space but a better suited location could be sourced or perhaps as a temporary non fixed structure would be a better option? Something that could be removed after use - similar to the football goal posts at the top of the field. I do not feel that it is fair to have something that is permanent and cause upset to those particularly at the bottom of Frank Large Walk- Where It will obstruct and be an eye sore - not something we want to look at on a dally basis- Please take this into consideration.

Object

Response Type

Planning/LG2 - Comment

Call date: 11/03/2019 15:20:06
User: 3739137/2
Contact number:
Document Number: 7413730

Comment on Planning Application

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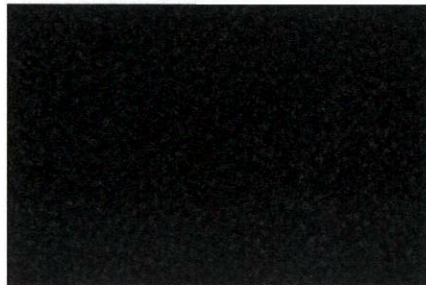
Thank you.
Number

N/2019/0206

About You

Please provide details about yourself

Title
Forename
Surname
Address



Contact Number
Email Address

Details

Please provide details regarding this planning application

Comments

Good afternoon

I am very supportive of the current ability to use the playing field for multiple purposes.

As our house over looks this field, I can confidently inform that the field is regularly used by dog walkers, children playing, sports teams and general walking during the summer. I

have been aware that there has been baseball played on the field as well over the previous years.

I do however object to this application on the following grounds:

1. The proposed plans will restrict general access to the perimeter of the field that the dog walkers who currently enjoy the field use.
2. The proposed plan is suggesting a permanent concrete structure below ground which is liable to be a risk but additionally a permanent unsightly 4 metre high metal fence. Both permanent structures will also render this area unsuitable for all other sporting activities when required. The football team seem to manage to put their goal posts away when finished.
3. Parking around the surrounding roads is already over capacity because of the poor planning, no more parked cars can be supported without further work to create additional parking.

Response Type

Object

Francesca Denton

From: Dobromila Jaskulska on behalf of Planning
Sent: 13 March 2019 09:26
To: Planning
Subject: FW: N/2019/0206

Sent: 13 March 2019 09:04
To: Planning <planning@northampton.gov.uk>
Subject: Fwd: N/2019/0206

Please note. The planning notice isle this is no longer on display

Get [Outlook for Android](#)

Sent: Friday, March 8, 2019 7:31:33 PM
To: planning@northampton.gov.uk
Subject: N/2019/0206

Dear sirs

Please accept this email as my objection to the planning permission requested for the field are the rear of Frank Large Walk.

The area is a conservation zone, is also beautiful, and would be spoilt for the residents and users of the area.

Regards

[Redacted signature]

Francesca Denton

From: Dobromila Jaskulska on behalf of Planning
Sent: 13 March 2019 09:21
To: Planning
Subject: FW: N/2019/0206

[REDACTED]
Sent: 12 March 2019 21:03
To: Planning <planning@northampton.gov.uk>
Subject: N/2019/0206

Hello,

I would like to register my strong opinion of rejecting this planning application.

[REDACTED]

Francesca Denton

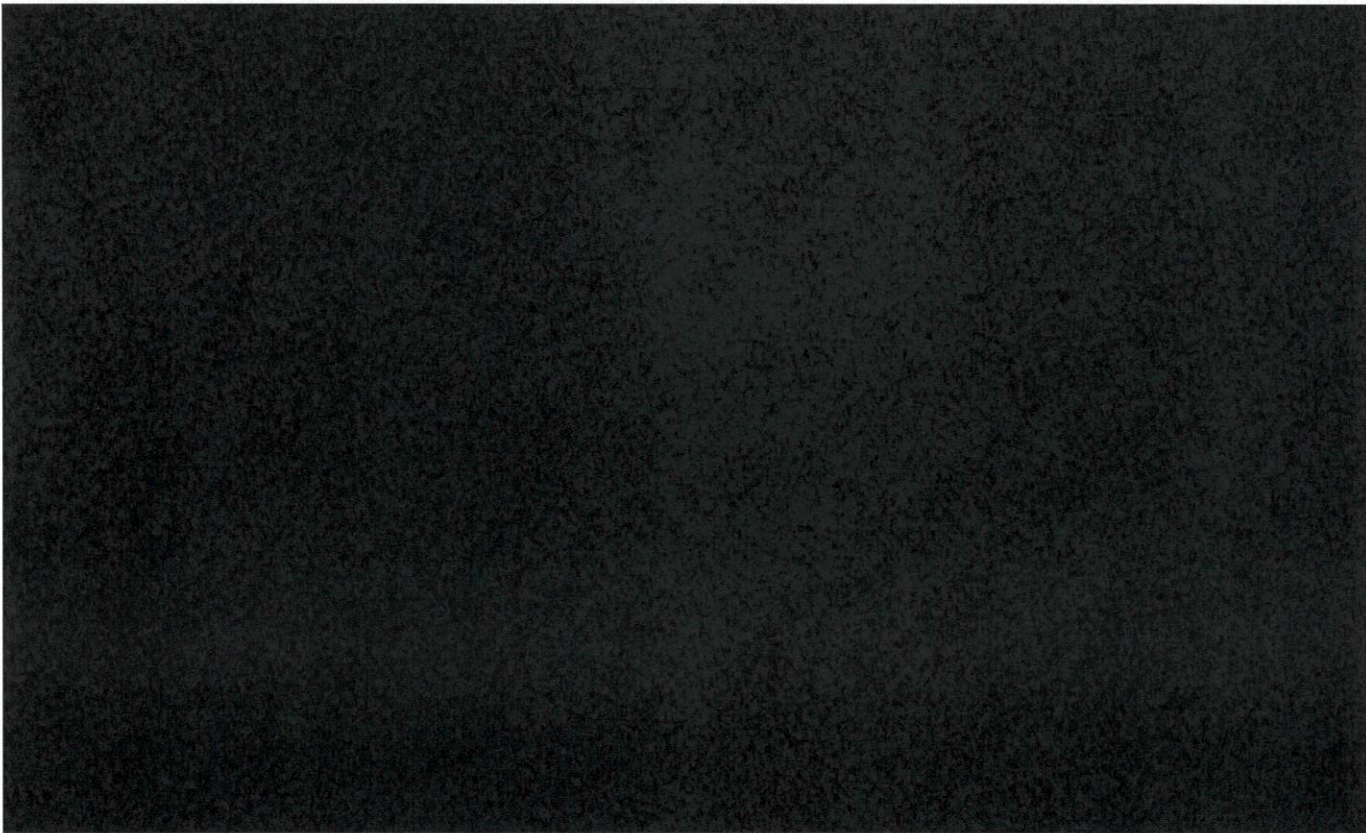
From: Dobromila Jaskulska on behalf of Planning
Sent: 11 March 2019 16:02
To: Planning
Subject: FW: N/2019/0206

[REDACTED]
Sent: 11 March 2019 15:05
To: Planning <planning@northampton.gov.uk>
Subject: N/2019/0206

To whom it may concern,

The baseball people have applied for permission to erect a permanent wire fence and 2 concrete dugouts at the back of where they have put the pitching mounds.
I was under the belief that this is a conservation area so I am not happy to have permanent structures or fencing to be built.
The football teams don't have permanent structures, so will they want them built as well? Or is it one rule for one and not the other?

Application number N/2019/0206 - No I do not wish this to happen.



Planning/LG2 - Comment

Call date: 09/03/2019 08:23:24
User: 3736090/2
Contact number:
Document Number: 7411505

Comment on Planning Application

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Thank you.
Number

N/2019/0206

About You

Please provide details about yourself

Title
Forename
Surname
Address
Contact Number
Email Address



Details

Please provide details regarding this planning application

Comments

Hi we live at the back of the pitch and it always concerned me how far they hit the ball and if it came over into the gardens so welcome this. Can you tell me what house number the fence will stop at ? Possibly not otherwise we will call in to council office. Thank you . Can't see you will have a problem when you are looking after safety of others.
Support

Response Type

Planning/LG2 - Comment

Call date: 10/03/2019 11:07:04
User: 3737610/2
Contact number:
Document Number: 7411516

Comment on Planning Application

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Thank you.
Number

N/2019/0206

About You

Please provide details about yourself

Title
Forename
Surname
Address
Contact Number
Email Address



Details

Please provide details regarding this planning application

Comments

I strongly object the erection of fencing and dug out as proposed on application N/2019/0206. Our property is about 300 meters from the baseball site and our view over the playing field / nature would be awful and disturbing. We hope the conservation area stays as is and no concrete and wire fencing to be allowed.
Object

Response Type

Planning/LG2 - Comment

Call date: 09/03/2019 13:52:22
User: 3736925/2
Contact number:
Document Number: 7411507

Comment on Planning Application

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Thank you.
Number

N/2019/0206

About You

Please provide details about yourself

Title
Forename
Surname
Address
Contact Number
Email Address



Details

Please provide details regarding this planning application

Comments

**Please see email sent to the planning department,
Complete waste of money for a facility that will only be used for a very short space of time and infact not needed ,the club have a pop up net which works and is removed. If this is granted it will be open to antisocial behaviour ,should we not be promoting support and respect for all our sporting endeavours its working with the football on sterispins they have no permanent goals and play more often the same should apply to the baseball team .**

Response Type

Object

Planning/LG2 - Comment

Call date: 09/03/2019 09:03:53
User: 3736773/2
Contact number:
Document Number: 7411506

Comment on Planning Application

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Please be aware that when you submit your comments, you will be redirected back to the planning application page. If you are unsure if your comments have been sent, please contact us at the above email address.

Thank you.
Number

N/2019/0206

About You

Please provide details about yourself

Title
Forename
Surname
Address



Contact Number
Email Address

Details

Please provide details regarding this planning application

Comments

I am writing to oppose this planning permission on the following grounds

1. Playing baseball in area where the public walk can put them in danger of being hit by a flying ball
 2. Even with the fence there is a chance of the balls flying in the direction of the properties on Frank Large Walk and breaking the windows
 3. Even if the Baseball club want to play in the area, which I disagree with for the above reasons, I am sure there are ways to use temporary structures in the same way the football closed bs use moving goal posts.
 4. This area is a conservation area and should not be tampered with by installing permanent structures that will only be used for part of the year
- Object

Response Type

Francesca Denton

From: [REDACTED]
Sent: 09 March 2019 22:03
To: Planning
Subject: Ref: N/2019/0206

Good evening

I don't feel it would be fair on the community to erect a dugout or fencing in the field. The field is for Everyone, and can still be used for baseball, I feel the concrete structure will attract youths up to no good, graffiti, and the fencing will prevent the community from using the field for a sport that's not particularly popular and they barely use the field but once a week!

[REDACTED]
Sent from my iPhone

Francesca Denton

From: Francesca Denton on behalf of Planning
Sent: 11 March 2019 09:30
To: Planning
Subject: FW: st crispins playing feilds

[REDACTED]
Sent: 09 March 2019 13:33
To: Planning <planning@northampton.gov.uk>
Subject: st crispins playing feilds

Dear Mr Peter Baguley,

We live on frank large walk and are very concerned with this proposed installations for the baseball team ,There is nothing wrong with the facility that the club have now ,we purchased this property for its view and open space ,if this is granted and money spent on this ridiculous project it will not be used for long periods of time and will sit idle .

The baseball team have a pop up net which works and is still able to be removed and stored away without changing the beautiful landscape that wel all have .

Im sure that you are aware that even the new St Crispins community centre was systemically vandalised by youths and more money was allocated to prevent future damage ,This proposed construction would be a high risk area for antisocial behaviour .

Do we not live in a conservation area ?

I do agree that we should encourage sport but within the confinements of being fair to all we have limited green space should it be a case of working together to protect our environment .

On a personal note the football that's played on the field is well managed and fits in very well without having any permanent structures this must be the same case for the baseball team .

Kind regards [REDACTED]

Francesca Denton

From: [REDACTED]
Sent: 08 March 2019 23:09
To: Planning
Subject: N/2019/0206

To whom it may concern,

As a local resident with young children I wish to register my wholehearted support for this application. It is vital that we provide our young people with access to sporting facilities for their fitness, well-being and to direct their energies into positive pursuits. Every good town and village has cricket facilities, football and rugby fields and I see no reason why baseball should be any different. The fencing will also improve safety for all park users.

Should you need any additional details from me to include this representation then please do let me know.

Yours sincerely

[REDACTED]

Francesca Denton

From: [REDACTED]
Sent: 08 March 2019 20:13
To: Planning
Subject: N/2019/0206

No

Do not agree to this.

It will mean more traffic (peoplewise) using the local roads and through houses to get access More traffic parking in the surrounding roads meaning local people are unable to access houses and parking It will mean more persons using the field, more litter, asb.

For people using the field as a recreational area it means less room, potential danger from balls flying around Detrimental to the wildlife that live in the area Overlooking and loss of privacy Noise and disturbance from youths/persons using it

Regards

Sent from my iPhone

Francesca Denton

From: Francesca Denton on behalf of Planning
Sent: 11 March 2019 09:44
To: Planning
Subject: FW: application number N/2019/0206 - objection

[REDACTED]
Sent: 10 March 2019 12:19
To: Planning <planning@northampton.gov.uk>
Subject: application number N/2019/0206 - objection

Dear Sir, Madam,

I am writing as a local resident in Marina Park estate, Duston, Northampton to submit an objection to planning application number N/2019/0206 re the baseball team applying for permission to erect a permanent wire fence and 2 concrete dug outs near where they have put the pitching mounds on the open space.

I am objecting on the grounds that this area is a conservation area that is well used by local residents, that it will spoil existing views, and that it will be unused for the 360 days of the year when they aren't using it for baseball.

This area is used by many other users, such as ourselves as dog walkers and for recreational purposes. The baseball team should not be allowed to take over part of it when the entirety of it is already for use by the general public. The baseball team get on just fine as they are now and we should not be restricted from using the WHOLE of this area by virtue of the works applied for.

I am therefore objecting to this application.

Yours sincerely

[REDACTED]

Francesca Denton

From: Francesca Denton on behalf of Planning
Sent: 11 March 2019 09:25
To: Planning
Subject: FW: N/2019/0206

[REDACTED]
Sent: 08 March 2019 19:52
To: Planning <planning@northampton.gov.uk>
Subject: N/2019/0206

I live on frank large walk and I would like
To register my complaint/disagreement about the planned work under ref N/2019/0206.

[REDACTED]
Sent from my iPhone

Francesca Denton

From: Francesca Denton on behalf of Planning
Sent: 11 March 2019 09:25
To: Planning
Subject: FW: N/2019/0206

[REDACTED]
Sent: 08 March 2019 19:32
To: Planning <planning@northampton.gov.uk>
Subject: N/2019/0206

Dear sirs

Please accept this email as my objection to the planning permission requested for the field are the rear of Frank Large Walk.

The area is a conservation zone, is also beautiful, and would be spoilt for the residents and users of the area.

Regards

[REDACTED]

NORTHANTS BASEBALL CLUB
ACCESS & HERITAGE STATEMENT



RE: Planning application for the installation of Fence, Backstop and Dug outs for St Crispins Baseball Field

At St Crispin Drive Northampton NN5 4UL

For Northampton Borough Council

Ref: March 2019

ACCESS

The access from St Crispin Drive is already formed and was previously approved under the original master plan for the new Community Centre adjacent the playing fields.

The tarmac surfaced road leads to a car park in front of the Community Centre, from there people can access the baseball field on foot by walking across to the opposite side of the playing fields.

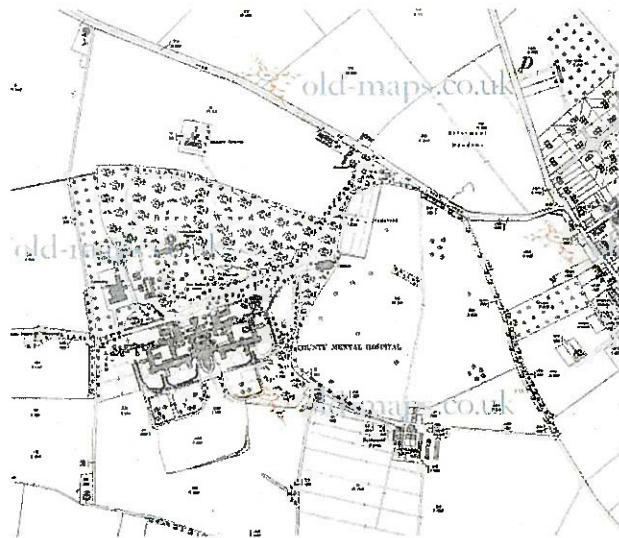
Heritage Impact Assessment (HIA)

A Heritage Impact Assessment was undertaken to assess the impact on a grade II Listed Early Gothic style Chapel, St Crispin Hospital Chapel, in March 2019. The HIA was undertaken in line with National Planning Policy Framework (NPPF, 2012) and the local policies of Northampton Borough Council to support the formal planning application for the installation of mesh panel fencing and concrete dug out on the opposite side of the local playing fields of St Crispins Park.

Heritage assets can be defined as places of value within the historic environment that 'are an irreplaceable resource' and should be conserved 'in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations' (NPPF, paragraph 126). Policy 128 of NPPF states that states that 'in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting' Policy 129 states that 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. NPPF further state that local planning authorities should support a prosperous local economy and that this should include promoting 'the retention and development of local services and community facilities in villages' including meeting places.

The proposed development does not affect any Scheduled Monuments, Historic Parks, Gardens or Battlefields and does not affect an Archaeological Priority Area. The Chapel was listed in February 1989 as a Grade II Listed Building and is registered on the National Heritage List for England and the Historic Environment Record.

The newly constructed Community Centre is adjacent to the St Crispin Hospital Chapel, Grade II Listed Early Gothic style chapel associated with the former hospital site and constructed in 1887 (refer to historic map adjacent).



The hospital was closed in 1995 and a residential development was subsequently constructed to the southern area of the open field adjacent to the Chapel.

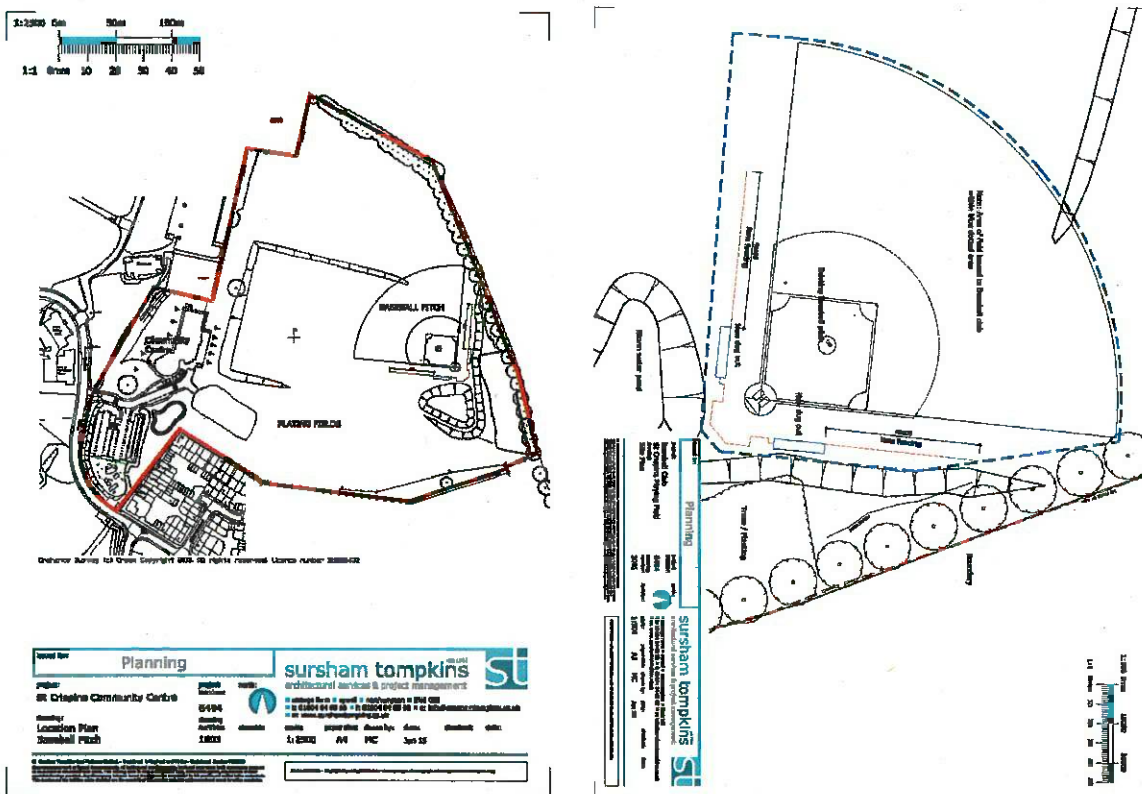


The site in question is bounded by screening hedgerows and trees that obscure the view of the Chapel (see adjacent photo towards Chapel).

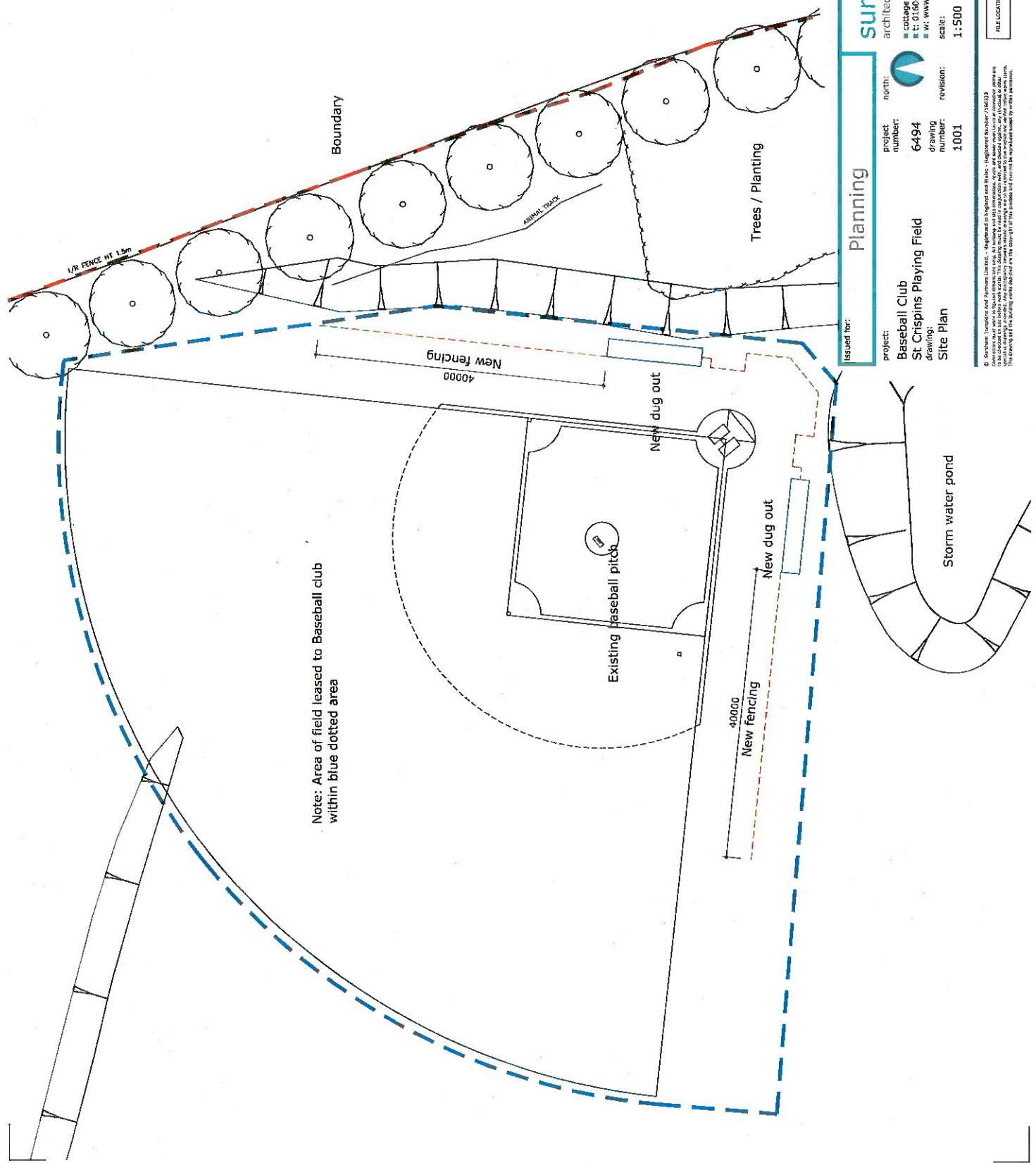
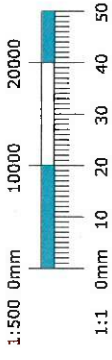
The land was previously used as recreational land associated with the Hospital and the proposed development of a Community Centre on this land will maintain the historical use.

No archaeological survey work is required as the previous investigation undertaken for the Community Centre concluded there was nothing to report. In addition, the archaeological surveyor on that project stated that because of cut & fill works having already been complete across the whole of the site to form the playing fields there no requirement to carry out any further survey.

The proposed scheme has been positioned away from the boundary that adjoins the Chapel site along the West boundary to minimise any visual impact on this historic part of the site. In addition, on the opposite side of the site, the existing trees and hedgerow provides some screening from the nearest properties along the East boundary of the playing fields. See below Sit Plan and Location Plan.



The proposed fencing materials and dug out construction has been developed keeping in mind the material selection and security requirements of the St Crispins Community Centre as well as the requirements of Northampton Borough Council.



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scale: 1:500 A3 MC Jan 18
 paper size: drawn by: checked: date:

Planning

Issue for:
 project: north:
 number: 6494
 drawing: St Crispins Playing Field
 number: 1001
 revision: Site Plan

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 DRAWING NUMBER - 1001

