

	<h1>Report</h1>	<b>Agenda Item</b>  <h1>4</h1>
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Report to: **Planning Committee**  
 Date of Meeting: **23 February 2010**  
 Report by: **Executive Director (Enterprise Resources)**

Application No            HM/07/0268  
 Planning Proposal:      Erection of Football and Sports Academy including Sports Hall and Outdoor Pitches with Associated Infrastructure

## 1 Summary Application Information

- Application Type :      Application for Planning Permission in Principle
- Applicant :              Mr K Weir
- Location :                Land at Strathaven Road/Sandford Road  
West Mains  
Stonehouse

## 2 Recommendation(s)

### 2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant Planning Permission in Principle – Subject to Conditions (based on the conditions attached).

### 2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) If planning consent is granted, the decision notice should be withheld until a legal agreement has been concluded between the applicant and the Council to ensure the formation of a new roundabout within the application site on the A71.

## 3 Other Information

- ◆ Applicant's Agent:      John Maddison Planning Services
- ◆ Council Area/Ward:      05 Avondale and Stonehouse
- ◆ Policy Reference(s):    **South Lanarkshire Local Plan**  
Policy RES 3 – Residential Masterplan Sites  
Policy  
Policy DM 1 – Development Management  
Policy

- ◆ Representation(s):
  - ▶            1      Objection Letter
  - ▶            0      Support Letters
  - ▶            0      Comments Letters

◆ Consultation(s):

Environmental Services

Estates Services

Greenspace & Countryside

Leisure Services

Roads and Transportation Services (Hamilton Area)

Roads and Transportation Services (Transportation)

Roads and Transportation Services (Flooding)

Scottish Water

S.E.P.A. (West Region)

Powers Systems

Regeneration Services

Scotland Gas Networks

Scottish Natural Heritage (SNH)

Stonehouse Community Council

West of Scotland Archaeology Service

# **Planning Application Report**

## **1 Application Site**

- 1.1 The application relates to an area of land located at the junction between Strathaven Road and Sandford Road at the south-western edge of Stonehouse. The site currently comprises agricultural land and measures approximately 2.7 hectares. The site is essentially triangular in shape and is bounded to the north by Strathaven Road and adjacent agricultural land and a caravan park, to the south and east by agricultural land and to the west by Sandford Road and adjacent agricultural land.

## **2 Proposal(s)**

- 2.1 The applicant seeks planning permission in principle for the erection of a football and sports academy including sports hall and outdoor pitches with associated infrastructure within the site. No indicative layout has been submitted for consideration as the applicant intends to address these matters through the submission of an application for approval of matters specified in conditions should planning permission in principle be granted.
- 2.2 A Landscape Strategy, Financial Statement and Transport Assessment were submitted with the application as supporting documents.

## **3 Background**

### **3.1 Local Plan Status**

- 3.1.1 The site is identified as being within a Residential Masterplan Site under the terms of Policy RES 3 – Residential Masterplan Sites Policy in the adopted South Lanarkshire Local Plan. This element of the site is intended for the ‘development of new recreation and leisure facilities’. The application also covered by the terms of Policy RES 6 and requires to be assessed against Policy DM 1 – Development Management Policy. The content of the above policies and how they relate to the proposal is assessed in detail in Section 6 of this report.

### **3.2 Relevant Government Guidance**

- 3.2.1 With regard to open space and physical activity Scottish Planning Policy states that the planning system has a role in helping to create an environment where physical wellbeing is improved and activity made easier. Providing play space and other opportunities for children and young people to play freely, explore, discover and initiate their own activities can support their development. Access to good quality open spaces can encourage people to be physically active and aid health and wellbeing. In settlements, networks of linked, good quality open space are important for their contribution to amenity and their role in nature conservation, biodiversity, recreation and physical activity. Rural areas provide a wide range of outdoor recreation opportunities, many of which are closely linked to the quality of the environment. Planning authorities should support, protect and enhance open space and opportunities for sport and recreation.

### **3.3 Site History**

- 3.3.1 Whilst there is no recent planning history specifically relating to the site it is worth noting that detailed planning consent was granted to South Lanarkshire Council for the erection of an integrated community facility (including cafe), formation of new roundabout with associated re-alignment of Strathaven Road and formation of associated car park on land directly to the east of the site in June 2009 (HM/09/0207).
- 3.3.2 An application for outline planning permission, now planning permission in principle, was submitted by Mr K Weir and registered with the Council on 3 December 2004 for residential development on an area of land to the north of Strathaven Road. This application has also been referred for a decision to this Planning Committee (HM/04/0899).

#### **4 Consultation(s)**

- 4.1 It should be noted that this planning application was registered with the Council in April 2007 and at that time the application was considered to be premature to the adoption of the South Lanarkshire Local Plan. The required consultations were undertaken twice due to the period of time that has elapsed since the application was registered and to ensure that any potential changes in circumstances or additional material considerations were taken into account prior to any decision being made. The most up to date consultation responses are set out below:
- 4.2 **Environmental Services** - have no objections to the proposal subject to the inclusion of a condition requiring the submission of a noise report which examines the design and use of the Sports Academy in addition to conditions which advise of the acceptable noise levels that can be emitted from the facility and which require the submission of details of any proposed floodlighting scheme for the Council's approval. Informatives should also be attached advising of appropriate hours for audible construction activity at the site and the requirement for the preparation of an Action Plan should contamination be uncovered on the site.  
**Response:** Noted and appropriately worded conditions and informatives would be incorporated into any consent granted to address the matters raised.
- 4.3 **Estates Service** - have no objections to the proposal, however, they have noted that an area of the application site is within Council ownership.  
**Response:** Noted. The applicant has notified the Council's Estates Service under Regulation 15 (1) of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008.
- 4.4 **Greenspace & Countryside** - have no objections to the proposal. However, the landscape strategy submitted should have included mapped information on the main landscape features, constraints and sensitivities. There are no issues regarding the approach to the strategy and mitigations proposed, however, it could have identified potential areas for structural landscaping, walking and cycling routes, SUDS locations etc. Some form of landscape master planning exercise should be undertaken in conjunction with details being worked up to address the range of issues identified. There may also be biodiversity issues which need to be considered.  
**Response:** Noted and appropriately worded conditions and informatives would be incorporated into any consent granted to address the matters raised.
- 4.5 **Leisure Services** – no response to date.  
**Response:** Noted.

- 4.6 **Regeneration Services** - have no objections to the proposal. From an economic development perspective, there are no material comments to make on the planning merits of the proposal. The football academy could make a welcome addition to the wealth of sports facilities within the Council's area.  
**Response:** Noted.
- 4.7 **Roads and Transportation Services (Hamilton Area)** - have no objections to the proposal subject to the provision of adequate car parking within the site. They have also noted that a construction consent would be required for the development.  
**Response:** Noted and appropriately worded conditions would be incorporated into any consent granted to address the matters raised.
- 4.8 **Roads and Transportation Services (Transportation)** - have no objections to the application subject to the development being accessed via a new roundabout on the A71. Conditions should be incorporated requiring the submission of a safety audit for all infrastructure to be constructed and adopted on the public road, the provision of a 2 metre wide footway to tie into any existing or proposed footway infrastructure and the provision of adequate car parking for the development. While the level of parking appears to be close to what is required clarification on a number of issues is required. The design of the internal layout should be in accordance with the Council's Guidelines for Development Roads and subject to more detailed discussion and agreement with Roads and Transportation Services.  
**Response:** Noted and appropriately worded conditions and informatives would be incorporated into any consent granted to address the matters raised.
- 4.9 **Roads and Transportation Services (Flooding)** - have no objections to the proposal subject to the inclusion of conditions requiring the submission of a drainage impact assessment, full details of a sustainable urban drainage system and a flood risk assessment for the Council's approval. All flood prevention measures approved by the Council should be implemented to the Council's satisfaction.  
**Response:** Noted and appropriately worded conditions and informatives would be incorporated into any consent granted to address the matters raised.
- 4.10 **SEPA** – have no objections to the application subject to conditions requiring the provision of a suitable sewerage system within the site and the treatment of surface water in accordance with the principles of the Sustainable Urban Drainage Systems Design (SUDS) Manual for Scotland and Northern Ireland. SEPA initially objected due to concerns that an existing watercourse in the site may have to culverted. However, the applicant has confirmed that the watercourse will remain open and SEPA have removed this objection. SEPA have also advised that construction works should follow guidance on avoidance of pollution and that construction waste is stored on or removed from the site in accordance with the appropriate Waste Management Regulations.  
**Response:-** Noted and any consent granted would incorporate appropriately worded conditions and informatives to address the matters raised.
- 4.11 **Scottish Water** - have no objections to the proposal subject to the provision of an acceptable sewerage system for the development. They have confirmed that Stonehouse Waste Water Treatment Works currently has sufficient capacity to service the proposed development. They have also advised that they require the provision of a separate drainage system with the surface water discharging to a suitable outlet. Scottish Water require a sustainable urban drainage system (SUDS) if the system is to be considered for adoption.

**Response:-** Noted and any consent granted would be conditioned to ensure that the buildings are not occupied until satisfactory sewerage and surface water drainage systems are in place.

4.12 **Scottish Power (Energy Networks)** – no response to date.

**Response:** Noted.

4.13 **Scotland Gas Networks** - have no objections to the proposal, however, they have submitted details indicating the location of their apparatus in the area.

**Response:** - Noted and this information will be passed on to the applicant.

4.14 **Scottish Natural Heritage (SNH)** - object to the proposal as the proposed development is contrary to local plan policy and the proposal will have significant adverse impacts on the Plateau Farmland landscape character type.

**Response:** - Noted. These comments were submitted when the site was designated as Green Belt land in the Hamilton District Local Plan which was the Adopted Plan for the area at the time. However, these comments can no longer be considered relevant to the assessment of this application as the site has been designated for recreation and leisure use within a residential policy area in the adopted South Lanarkshire Local Plan under the terms of Policies RES 3 – Residential Masterplan Sites Policy and RES 6 – Residential Land Use Policy.

4.15 **Stonehouse Community Council** - Stonehouse Community Council have no objections to the application and fully support the proposal. Whilst the Community Council acknowledge that this site is not central to the village it is recognised that this is the best available site. The sports academy would enhance the leisure infrastructure of the village, give the youth of the village a sporting facility and would compliment the Council's recently approved integrated community facility.

**Response:** Noted.

4.16 **West of Scotland Archaeology Service** - have no objections to the proposal, however, as this is a fairly large area of ground disturbance to green fields in an area of archaeological potential there should be a prior archaeological evaluation of the application site and that the applicant be asked to secure this and bring forward its results for consideration before the application is determined by the Council. If, however, the Council is unwilling or unable to ask for such an evaluation the alternative would be to attach a suspensive condition which would allow the potentially complex archaeological issues to be addressed in detail after the principle of the development has been accepted, but of necessity limits the opportunities to amend designs or operations to achieve the preferred preservation of remains in situ.

**Response:** Noted. As the application is for planning permission in principle I am satisfied that the matters raised can be addressed through a condition requiring the implementation of a programme of archaeological works in accordance with a written scheme of investigation to be approved by both the West of Scotland Archaeology Service and the Council.

## 5 **Representation(s)**

5.1 Statutory neighbour notification procedures were undertaken. At the time of registration the application was advertised in the Hamilton Advertiser under Article 12 (5) – Application Requiring Advertisement due to the Scale or Nature of Operations and Development Potentially Contrary to the Development Plan due to the site's previous designation as Green Belt land. More recently the application was the subject of re-notification (as the site boundary was amended slightly to incorporate land to be used for the proposed roundabout). In addition as there were no premises

on some of the adjacent land, the application was re-advertised in accordance with the new planning legislation as 'Non-notification of Neighbours'. As a result of all of this publicity, one letter of objection was received. The grounds of objection are summarised as follows:

**(a) The land in question is Green Belt and the proposal is not in line with the current Local Plan.**

**Response:** At the time the above objection was submitted the application site was designated as Green Belt land in the Hamilton District Local Plan. However, the application site is now designated for recreation and leisure use within a residential policy area in the adopted South Lanarkshire Local Plan under the terms of Policies RES 3 – Residential Masterplan Sites Policy and RES 6 – Residential Land Use Policy.

**(b) The proposal will result in traffic congestion and will have an impact on road safety.**

**Response:** Subject to the provision of appropriate conditions including the formation of a new roundabout on Strathaven Road, Roads and Transportation Services are satisfied that the proposal raises no access or road safety issues.

**(c) Existing properties may overlook the development depending on the extent of the proposal.**

**Response:** Any future development on the site would have to be positioned appropriately in order to protect the amenity of existing properties in the surrounding area.

5.2 This letter has been copied and is available for inspection in the usual manner.

## **6 Assessment and Conclusions**

6.1 The applicant seeks planning permission in principle for the erection of a football and sports academy including sports hall and outdoor pitches with associated infrastructure. The determining issues that require to be addressed are whether the proposal complies with national and local plan policy and its impact on the amenity of adjacent properties.

6.2 In terms of national planning policy, Scottish Planning Policy states that the planning system has a role in helping to create an environment where physical wellbeing is improved and activity made easier. Providing play space and other opportunities for children and young people to play freely, explore, discover and initiate their own activities can support their development. Access to good quality open spaces can encourage people to be physically active and aid health and wellbeing. In settlements, networks of linked, good quality open space are important for their contribution to amenity and their role in nature conservation, biodiversity, recreation and physical activity. Rural areas provide a wide range of outdoor recreation opportunities, many of which are closely linked to the quality of the environment. Planning authorities should support, protect and enhance open space and opportunities for sport and recreation. In this instance, the application site is located directly adjacent to the site of the Council's proposed new Community facility which was granted detailed planning consent in June 2009. It is considered that the site would be accessible by public transport and within an acceptable distance of existing walking and cycling networks. Roads and Transportation Services are satisfied that the proposal raises no access or road safety issues and any consent granted would be conditioned appropriately to address matters relating to potential noise and light

pollution. I am, therefore, satisfied that the proposed location for the development is acceptable and that the proposal conforms with national planning policy.

- 6.3 In terms of local plan policy, the application site is located in a residential policy area under the terms of Policy RES 6 – Residential Land Use Policy of the adopted South Lanarkshire Local Plan. Policy RES 6 states that within these areas, the Council will oppose the loss of houses to other uses and resist any developments which will be detrimental to the amenity of those areas. Any new development must relate satisfactorily to adjacent and surrounding development in terms of scale, massing, materials and intensity of use. The character and amenity of the area must not be impaired by reason of traffic generation, parking or visual intrusion. As discussed, the application site is located directly adjacent to the site of the Council's proposed new integrated community facility, however, to ensure the protection of residential amenity any matters relating to potential noise and light pollution would be addressed through the use of appropriately worded conditions and Roads and Transportation Services are satisfied that the proposal raises no access or road safety issues. I am, therefore, satisfied that the proposal will not be detrimental to the amenity of existing residential properties located adjacent to the site or in the surrounding area and that it meets the terms of this policy.
- 6.4 The site is also identified as a Residential Masterplan Site under the terms of Policy RES 3 – Residential Masterplan Sites Policy. This policy states that the Council will support residential development to the north of Strathaven Road following the granting of planning consent for the construction of the Stonehouse Community Centre, as proposed by Policy CTY 4. Development of new recreation and leisure facilities and residential development to be tied by legal agreement. Development proposals should incorporate new junctions with the A71 Strathaven Road, and include the formation of a roundabout on the A71 to act as the junction for the future bypass. Proposals should be included for structure planting to provide a robust settlement and green belt boundary. As the application site is located within a residential policy area designated for recreational use the principle of the development is considered to be acceptable. The Council's integrated community facility has detailed planning consent and is due to be constructed on site and any consent granted for the proposed development would still have to be the subject of a further application for the approval of matters specified in conditions. Both the current application in principle and any subsequent application will required the roundabout to be constructed prior to any works commencing on the sports academy. I am, therefore, satisfied that a masterplan is no longer required in relation to this development and that any subsequent application for approval of matters specified in conditions would allow for the appropriate structure planting required and any other detailed matters. In relation to the bypass, any land required for this is located on the other side of Strathaven Road out with the proposed housing site and therefore neither this proposal nor the housing proposal compromises the implementation of a bypass in the future if this is required. It is considered, therefore, that the proposal raises no policy issues.
- 6.5 In terms of the detailed design of the proposed development Policy DM1 – Development Management Policy is relevant to the assessment of the application. This Policy generally requires new development to have due regard to the layout, form, design and local context of the area and to promote quality and sustainability in its design. However, the application is for planning permission in principle and no details have been submitted with the application in terms of the layout or design of the proposal. Consequently, any consent granted would require the submission of an application for the approval of matters specified in conditions and full details relating to the design and layout of the development in addition to details relating to



matters such as potential noise and light pollution would be addressed under that application. It will be important to ensure that any buildings or structures to be erected on the site are appropriate in terms of mass, design and materials for this semi rural location. This can be conditioned into any consent granted.

- 6.6 In summary, I am satisfied that the application is acceptable and that it complies with both national and local plan policy. I would, therefore, raise no objection to the proposal and recommend that planning permission in principle be granted.

## **7 Reasons for Decision**

- 7.1 The proposal has no adverse impact on either residential or visual amenity nor raises any environmental or infrastructure issues and complies with Policies RES 3, RES 6, and DM 1 of the adopted South Lanarkshire Local Plan.

**Colin McDowall**  
**Executive Director (Enterprise Resources)**

**15 February 2010**

### **Previous References**

HM/09/0207  
HM/04/0899

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - Scottish Natural Heritage 17/05/2007
  - Roads & Transportation Services H.Q. (Flooding) 07/06/2007
  - S.E.P.A. (West Region) 15/06/2007
  - Greenspace & Countryside 27/12/2007
  - Regeneration Services 01/05/2008
  - Regeneration Services 24/04/2008
  - Roads and Transportation Services (Hamilton Area) 27/01/2010
  - Stonehouse Community Council 12/01/2010
  - Roads & Transportation Services H.Q. (Flooding) 13/01/2010
  - S.E.P.A. (West Region) 20/01/2010
  - Roads & Transportation Services H.Q. (Flooding) 08/02/2010

► Representations

Representation from : Mr Kenneth G Neilson, 6 Muirhead, Stonehouse, ML9 3HQ,  
DATED 06/06/2007

**Contact for Further Information**

If you would like to inspect the background papers or want further information, please contact:-

Jim Blake, Planning Officer, Brandon Gate, Hamilton  
Ext 3508 (Tel :01698 453508 )  
E-mail: [Enterprise.hamilton@southlanarkshire.gov.uk](mailto:Enterprise.hamilton@southlanarkshire.gov.uk)

## CONDITIONS

- 1 Prior to the commencement of development on site, a further application(s) for the approval of the matters specified in this condition must be submitted to and approved by the Council as Planning Authority. These matters are as follows:
  - (a) the layout of the site, including all roads, footways, parking areas and open spaces (the design of the internal road layout should be in accordance with the Council's Guidelines for Development Roads and a 2 metre wide footway shall be provided to tie into any existing or proposed footway infrastructure);
  - (b) the siting, design and external appearance of all building (s) and any other structures, including plans and elevations showing their dimensions and type and colour of external materials (these should reflect the semi rural nature of the site);
  - (c) a topographical survey of the site, detailed cross-sections of existing and proposed ground levels, details of underbuilding and finished floor levels in relation to a fixed datum, preferably ordnance datum.
  - (d) details of the means of access to the site which shall include the formation of a four arm, 32 metre inscribed circle diameter roundabout on the A71;
  - (e) the design and location of all boundary treatments including walls and fences in addition to structure planting (dimensions to be agreed) along the south and west boundaries of the site;
  - (f) the landscaping proposals for the site, including details of existing trees and other planting to be retained together with proposals for new planting specifying number, size and species of all trees and shrubs;
  - (g) the means of drainage and sewage disposal incorporating a Sustainable Urban Drainage System (SUDS).
  - (h) details of the phasing of development (covering all relevant aspects of development detailed in (a) above);
  - (i) submission of an energy statement which demonstrates that on-site zero and low carbon energy technologies contribute at least an extra 15% reduction in CO2 emissions beyond the 2007 building regulations carbon dioxide emissions standard;
  - (j) submission of a noise report which examines the design and use of the Sports Academy
  - (k) an archaeological evaluation of the application site;
  - (l) details of any proposed floodlighting scheme;
  - (m) a landscape and visual assessment including mapped information on the main landscape features, constraints and sensitivities and identifying potential areas for structural landscaping, walking and cycling routes, SUDS locations etc;
  - (n) a drainage impact assessment;
  - (o) a flood risk assessment;
  - (p) a safety audit for all infrastructure to be constructed and adopted on the public road;
  - (q) a habitat survey;
  - (r) an access and design statement.

That notwithstanding the terms of Condition 1(d) above, any further application submitted should show the construction of the roundabout prior to any works relating to the leisure facilities commencing on site.
- 2 The application(s) for approval of these further matters must be made to the Council as Planning Authority before whichever is the latest of the following:
  - (a) expiry of 3 years from when permission in principle was granted
  - (b) expiry of 6 months from date when an earlier application for approval was

refused, and

(c) expiry of 6 months from date on which an appeal against the refusal was dismissed.

Approval of the further specified matters can be made for -

(i) different matters, and

(ii) different parts of the development  
at different times.

Only one application for approval of matters specified in conditions can be made after 3 years from the grant of planning permission in principle.

- 3 This decision relates to drawing numbers:  
220/00revb Dated 12/11/09

## **REASONS**

- 1 To comply with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 2 To comply with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 3 For the avoidance of doubt and to specify the drawings upon which the decision was made.

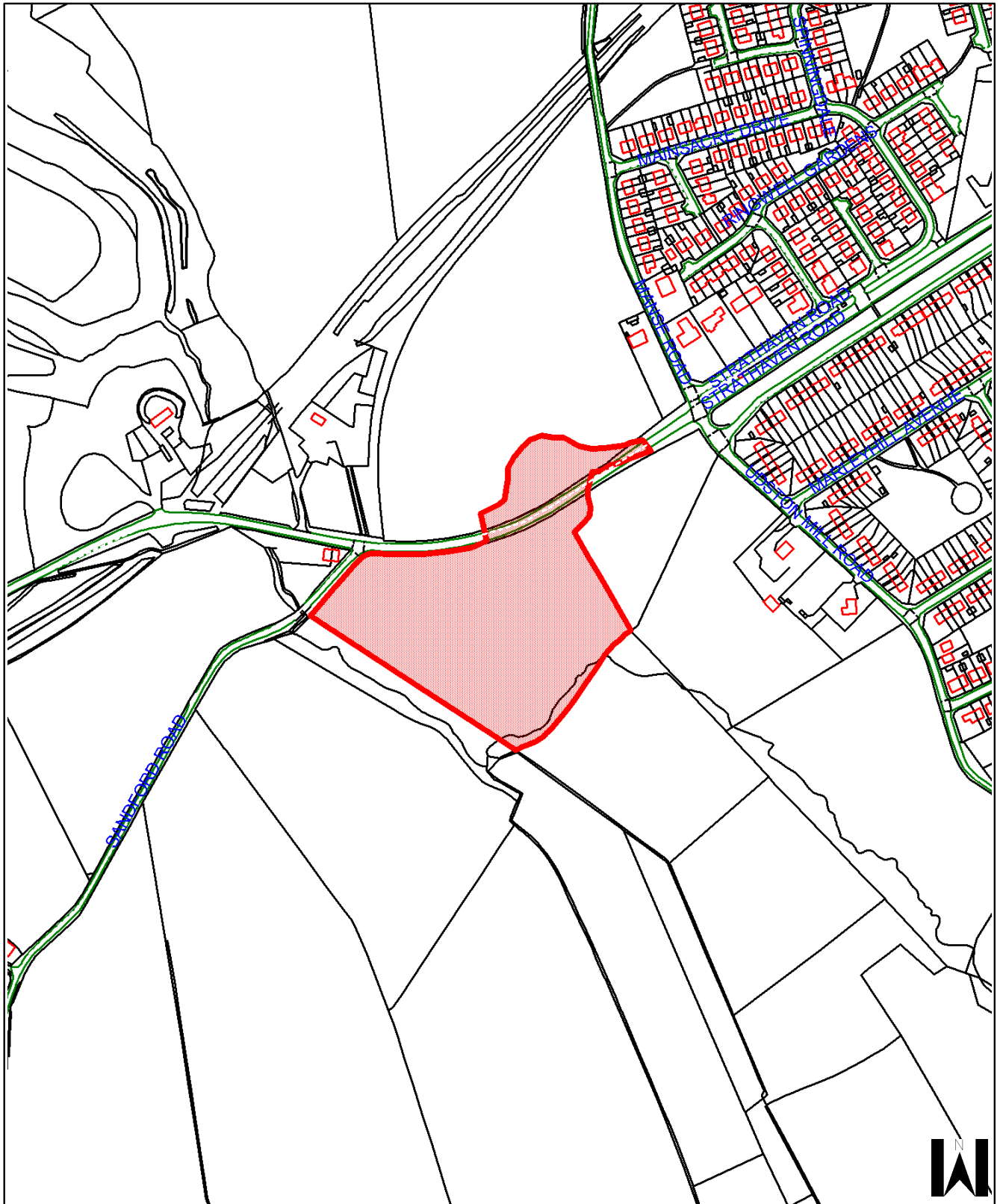
HM/07/0268

Planning and Building Standards Services

Land at Strathaven Road, Sandford Road, West Mains,  
Stonehouse

Scale: 1: 5000

For information only



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